CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, May 5, 2026

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

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

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

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

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

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

TO JOIN THE MEETING VIA ZOOM (FOR PUBLIC INTERESTED IN SPEAKING. OTHERWISE, PLEASE SEE ABOVE TO WATCH/LISTEN TO MEETING):
Register in advance for this meeting:
https://redondo.zoomgov.com/webinar/register/WN_oEejVUXuS062EornZjMlsA
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 - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:
Warlie Corteza v. City of Redondo Beach, Quality Seafood, Inc., BC Urban, LLC and DOES 1 to 25
Case Number: 25TRCV00066

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:
Marcia St. Laurent v. City of Redondo Beach, Howard E. Wood, Susan C. Wood, The HS Wood Family Trust and DOES 1-100, Inclusive
Case Number: 25TRCV01441

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:
Phillip Mack v. City of Redondo Beach; and DOES 1-20, inclusive

Case No: 24TRCV03382

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

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

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

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

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

G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

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

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

H. CONSENT CALENDAR

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

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF MAY 5, 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:
NONE

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. PAYROLL DEMANDS
CHECKS 30601-30606 IN THE AMOUNT OF $9,895.88, PD. 4/24/26
DIRECT DEPOSIT 310559-311202 IN THE AMOUNT OF $2,401,668.18, PD. 4/24/26
EFT/ACH $11,120.18, PD. 3/27/26 (PP2607)
EFT/ACH $488,813.56, PD. 4/6/26 (PP2606)
EFT/ACH $11,120.18, PD. 4/10/26 (PP2608)
EFT/ACH $1,653.70, PD. 4/20/26 (PP2606-2)
EFT/ACH $484,752.67, PD. 4/20/26 (PP2607)

ACCOUNTS PAYABLE DEMANDS
CHECKS 124512-124682 IN THE AMOUNT OF $1,729,706.32
EFT CALPERS MEDICAL INSURANCE $579,817.96
DIRECT DEPOSIT 100010417-100010502 IN THE AMOUNT OF $106,446.67, PD.5/1/26
REPLACEMENT DEMAND 124510

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

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

1. APPROVE A VOTE CENTER FACILITY USE AGREEMENT AND THE SAFE ELECTION PLAN WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK FOR USE OF THE ALTA VISTA PARK COMMUNITY CENTER FOR THE STATEWIDE DIRECT PRIMARY ELECTION TO BE HELD ON JUNE 2, 2026 AT NO COST TO THE CITY FOR THE TERM MAY 5, 2026 TO SEPTEMBER 1, 2026

CONTACT: ELEANOR MANZANO, CITY CLERK

2. APPROVE AN AGREEMENT WITH DOCUSIGN, INC. FOR ELECTRONIC SIGNATURE SERVICES IN AN AMOUNT OF $14,274.00 FOR UP TO 1,500 E-SIGNATURE ENVELOPES AND $8.80 PER EACH ADDITIONAL E-SIGNATURE ENVELOPE FOR THE TERM MAY 10, 2026 TO MAY 9, 2029

CONTACT: ELEANOR MANZANO, CITY CLERK

H.6. APPROVE A CONSULTING SERVICES AGREEMENT WITH GOLD COAST PARTNERS, INC. FOR UTILITY USERS TAX ADMINISTRATION SERVICES FOR AN ANNUAL FEE OF $10,000 AND A THREE-YEAR TERM

CONTACT: EUGENE SOLOMON, CITY TREASURER

H.7. APPROVE THE SIXTH AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH PACIFIC ADVANCED CIVIL ENGINEERING, INC. FOR THE YACHT CLUB WAY SANITARY SEWER PUMP STATION PROJECT, JOB NO. 50260, FOR AN ADDITIONAL AMOUNT OF $66,000, FOR A NEW TOTAL NOT-TO-EXCEED AMOUNT OF $943,512, AND TO EXTEND THE TERM OF THE AGREEMENT TO MAY 6, 2029

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.8. APPROVE A CONSULTING SERVICES AGREEMENT WITH DUDEK FOR LOCAL COASTAL PROGRAM AMENDMENT ASSISTANCE IN AN AMOUNT NOT TO EXCEED $500,000, PAID BY CALIFORNIA COASTAL COMMISSION GRANT FUNDS, FOR THE TERM MAY 5, 2026 THROUGH JUNE 30, 2028

CONTACT: KATHERINE BUCK, ACTING WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

H.9. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-023, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDING A PUBLIC WORKS CONTRACT TO CALMEX ENGINEERING, INC., A CALIFORNIA CORPORATION, IN THE AMOUNT OF $3,477,163.25 FOR THE RESIDENTIAL STREET REHABILITATION PROJECT CYCLE 2 PHASE 5, JOB NO. 40190

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.10. APPROVE THE CITY ENGINEER'S REPORT FOR THE FISCAL YEAR 2026-2027 STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-024, A RESOLUTION OF THE

CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE MAINTENANCE AND IMPROVEMENTS OF CERTAIN STREET LIGHTING FIXTURES, APPURTENANCES, AND LANDSCAPED AREAS FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027, AND SETTING A TIME AND PLACE FOR THE PUBLIC PROTEST HEARING

SET JUNE 2, 2026, AS THE DATE TO CONDUCT A PUBLIC HEARING TO CONSIDER THE PROPOSED FISCAL YEAR 2026-2027 STREET LANDSCAPING AND LIGHTING DISTRICT ASSESSMENT

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.11. APPROVE REMOVAL OF THE NORTHBOUND STOP SIGN ON S IRENA AVENUE AT OPAL STREET

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.12. APPROVE AN AGREEMENT WITH EPAX SYSTEMS, INC. FOR THE PURCHASE OF AN ORGANIC WASTE COMPACTOR FOR THE CITY'S PIER/HARBOR AREA AND TO PROVIDE MAINTENANCE SERVICES FOR A THREE-YEAR PERIOD FOR AN AMOUNT NOT TO EXCEED $83,290

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.13. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS FOR THE POSITION OF INFORMATION TECHNOLOGY OPERATIONS SUPERVISOR

CONTACT: MIKE COOK, INFORMATION TECHNOLOGY DIRECTOR

H.14. EXCUSED ABSENCES FROM VARIOUS COMMISSION AND COMMITTEE MEETINGS

CONTACT: ELEANOR MANZANO, CITY CLERK

H.15. APPROVE THE CITY'S CONSENT TO RDR'S TWELFTH SUBLEASE AMENDMENT WITH PEGGY HIRAIZUMI, DBA KOBE PEARL, FOR PROPERTY LOCATED AT 100 "D" FISHERMAN'S WHARF

CONTACT: KATHERINE BUCK, ACTING WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

H.16. APPROVE THE SECOND AMENDMENT TO THE LEGAL SERVICES AGREEMENT WITH MANNING & KASS, RAMIREZ, TRESTER LLP

CONTACT: JOY A. FORD, CITY ATTORNEY

H.17. APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH HOUSING, EMPOWERMENT, RECOVERY AND OUTREACH (HERO) COMMUNITY SERVICES TO ADD GRANT SUPPORT SERVICES AND RELATED DUTIES FOR AN ADDITIONAL AMOUNT OF $6,000

CONTACT: JOY A. FORD, CITY ATTORNEY

H.18. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-026 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA DIRECTING STAFF TO SUBMIT A GRANT APPLICATION TO THE CALIFORNIA COMMISSION FOR BEHAVIORAL HEALTH FOR THE INNOVATION PARTNERSHIP FUND TO SUPPORT MENTAL HEALTH AND SUBSTANCE USE DISORDER SERVICES AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ALL AGREEMENTS AND RELATED DOCUMENTS, AND AMENDMENTS NECESSARY TO IMPLEMENT THE GRANT

CONTACT: JOY A. FORD, CITY ATTORNEY

I. EXCLUDED CONSENT CALENDAR ITEMS

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

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

K. EX PARTE COMMUNICATIONS

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

L. PUBLIC HEARINGS

L.1. A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE CITY'S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT AND ASSOCIATED AMENDMENTS TO THE CITY'S ZONING AND SUBDIVISION ORDINANCES REQUIRED FOR IMPLEMENTATION AND CONSISTENCY REPLACING THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC)

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-027, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR" AND AMENDING THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT TO REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

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

MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC). FOR INTRODUCTION AND FIRST READING

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

PROCEDURES:
1. Open the public hearing and receive all testimony and written materials regarding the proposed amendments from staff and the public, and deliberate on the proposed amendments;
2. Close the public hearing; and
3. Adopt Resolution No. CC-2605-027, approving the Addendum to the certified General Plan Update Final Program EIR and amending the City's Certified 6th Cycle 2021-2029 Housing Element;
4. Introduce for first reading Ordinance No. 3311-26, amending Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code; and,
5. Introduce for first reading Ordinance No. 3312-26, amending Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code.

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION ON PROPOSED MODIFICATIONS TO THE CITY'S CROSSING GUARD PROGRAM

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

N.2. DISCUSSION AND POSSIBLE ACTION REGARDING THE SECOND AMENDMENT TO THE AGREEMENT WITH ARAKELIAN ENTERPRISES, INC. DBA ATHENS SERVICES

APPROVE THE DRAFT TERMS OF THE AGREEMENT AND DIRECT STAFF TO PREPARE THE CONTRACT FOR FINAL APPROVAL AND EXECUTION FOLLOWING CONCLUSION OF THE MAY 19, 2026 PUBLIC HEARING TO CONSIDER REFUSE RATE ADJUSTMENTS

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

N.3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE CITY'S UPDATED STRATEGIC PLAN INCLUDING THE THREE-YEAR PRIORITY AREAS, GOALS, AND TWELVE-MONTH OBJECTIVES

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

O. CITY MANAGER ITEMS

P. MAYOR AND COUNCIL ITEMS

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

R. RECESS TO CLOSED SESSION

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

Name of case:
Warlie Corteza v. City of Redondo Beach, Quality Seafood, Inc., BC Urban, LLC and DOES 1 to 25
Case Number: 25TRCV00066

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:
Marcia St. Laurent v. City of Redondo Beach, Howard E. Wood, Susan C. Wood, The HS Wood Family Trust and DOES 1-100, Inclusive
Case Number: 25TRCV01441

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:
Phillip Mack v. City of Redondo Beach; and DOES 1-20, inclusive
Case No: 24TRCV03382

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

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

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

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

S. RECONVENE TO OPEN SESSION

T. ADJOURNMENT

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, May 12, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

Administrative Report

F.1., **File #** 26-0537 **Meeting Date:** 5/5/2026

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:
Warlie Corteza v. City of Redondo Beach, Quality Seafood, Inc., BC Urban, LLC and DOES 1 to 25
Case Number: 25TRCV00066

Administrative Report

R.2., **File #** 26-0538 **Meeting Date:** 5/5/2026

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:
Marcia St. Laurent v. City of Redondo Beach, Howard E. Wood, Susan C. Wood, The HS Wood Family Trust and DOES 1-100, Inclusive
Case Number: 25TRCV01441

Administrative Report

F.3., **File #** 26-0539 **Meeting Date:** 5/5/2026

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:
Phillip Mack v. City of Redondo Beach; and DOES 1-20, inclusive
Case No: 24TRCV03382

Administrative Report

F.4., **File #** 26-0567 **Meeting Date:** 5/5/2026

TITLE

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

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

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

Administrative Report

F.5., **File #** 26-0569 **Meeting Date:** 5/5/2026

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

Administrative Report

F.1., **File #** 26-0253 **Meeting Date:** 5/5/2026

TITLE

REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY

AGENDA
REGULAR MEETING
REDONDO BEACH COMMUNITY FINANCING AUTHORITY
TUESDAY, MAY 5, 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

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C1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Community Financing Authority meeting of May 5, 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 April 14, 2026.

C4. APPROVAL OF CHECK NUMBER 000585 IN THE AMOUNT OF $2,572.90.

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, June 2, 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

REDONDO BEACH

City Clerk
415 Diamond Street
Redondo Beach CA 90277

Tel: 310.318.0656

Redondo.org

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	May 5, 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: May 1, 2026

MOTION TO READ BY TITLE ONLY

and waive further reading of all

Ordinances and Resolutions on the Agenda.

Recommendation - Approve

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 6:30 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 Emily Bodkin, Liaison/Administrative Specialist

A. APPROVAL OF ORDER OF AGENDA

Motion by Member Castle, seconded by Member Kaluderovic, 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 April 14, 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 March 3, 2026.

C4. APPROVAL OF CHECK NUMBERS 000581-000584 IN THE AMOUNT OF $37,453.95.

Motion by Member Obagi, seconded by Member Kaluderovic, to approve items C1 through C4 on the Consent Calendar.

Chair Light invited public comment.

Liaison Bodkin reported no eComments and no one online.

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 speak on Non-Agenda Items.

Liaison Bodkin 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 – 6:32 P.M.

There being no further business to come before the Redondo Beach Community Financing Authority, Member Waller motioned, seconded by Member Castle, to adjourn to the Open Session of the City Council meeting at 6:32 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, May 5, 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: May 5, 2026

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

From: **STEPHANIE MEYER, FINANCE DIRECTOR**

Subject: **CHECK APPROVAL**

RECOMMENDATION

Approve check number 000585 in the total amount of $2,572.90.

EXECUTIVE SUMMARY

The attached Summary Check Register lists check 000585 in the amount of $2,572.90 to authorize payment by the Community Financing Authority to the Redondo Pier Association for April-June 2026 dues.

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.

Payment to the Redondo Pier Association on check number 000585 is for April-June Association Dues ($2,572.90).

COORDINATION

Disbursement of the check will be coordinated with Financial Services.

FISCAL IMPACT

Check number 000585 totals $2,572.90.

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
05/05/26	000585	$ 2,572.90	Redondo Pier Association	Dues: April - June 2026
		$ 2,572.90		

Administrative Report

G.1., **File #** 26-0543 **Meeting Date:** 5/5/2026

TITLE

For Blue Folder Documents Approved at the City Council Meeting

Administrative Report

H.1., **File #** 26-0544 **Meeting Date:** 5/5/2026

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

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF MAY 5, 2026

EXECUTIVE SUMMARY

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

AFFIDAVIT OF POSTING

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

Legislative Body	City Council
Posting Type	Adjourned Regular Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Adjacent to Council Chambers
Meeting Date & Time	May 5, 2026 4:30 p.m. Closed Session 6:00 p.m. Open Session

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

Eleanor Manzano, City Clerk

Date: April 30, 2026

Administrative Report

H.2., **File #** 26-0545 **Meeting Date:** 5/5/2026

TITLE

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

Administrative Report

H.3., **File #** 26-0546 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE THE FOLLOWING CITY COUNCIL MINUTES:
NONE

EXECUTIVE SUMMARY

Approval of Council Minutes

APPROVED BY:

Eleanor Manzano, City Clerk

Administrative Report

H.4., **File #** 26-0503 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: STEPHANIE MEYER, FINANCE DIRECTOR

TITLE

PAYROLL DEMANDS
CHECKS 30601-30606 IN THE AMOUNT OF $9,895.88, PD. 4/24/26
DIRECT DEPOSIT 310559-311202 IN THE AMOUNT OF $2,401,668.18, PD. 4/24/26
EFT/ACH $11,120.18, PD. 3/27/26 (PP2607)
EFT/ACH $488,813.56, PD. 4/6/26 (PP2606)
EFT/ACH $11,120.18, PD. 4/10/26 (PP2608)
EFT/ACH $1,653.70, PD. 4/20/26 (PP2606-2)
EFT/ACH $484,752.67, PD. 4/20/26 (PP2607)

ACCOUNTS PAYABLE DEMANDS
CHECKS 124512-124682 IN THE AMOUNT OF $1,729,706.32
EFT CALPERS MEDICAL INSURANCE $579,817.96
DIRECT DEPOSIT 100010417-100010502 IN THE AMOUNT OF $106,446.67, PD.5/1/26
REPLACEMENT DEMAND 124510

EXECUTIVE SUMMARY

Approval of Payroll and Accounts Payable

ATTACHMENTS

- 05052026_RECOMMENDATION_TO_APPROVE
- 05052026_VENDOR_INVOICE_LIST

RECOMMENDATION TO APPROVE
PAYROLL AND ACCOUNTS PAYABLE
COUNCIL MEETING MAY 5, 2026

a. Payroll Demands

- **Checks 30601-30606, $9,895.88, Pd.4/24/26**
- **Direct Deposit 310559-311202, $2,401,668.18, Pd.4/24/26**
- **EFT/ACH $11,120.18, Pd. 3/27/26 (PP2607)**
- **EFT/ACH $488,813.56, Pd. 4/6/26 (PP2606)**
- **EFT/ACH $11,120.18, Pd. 4/10/26 (PP2608)**
- **EFT/ACH $1,653.70, Pd. 4/20/26 (PP2606-2)**
- **EFT/ACH $484,752.67, Pd. 4/20/26 (PP2607)**

b. Accounts Payable Demands

- **Checks 124512-124682, $1,729,706.32**
- **EFT CalPERS Medical Insurance $579,817.96**
- **Direct Deposit 100010417-100010502, $106,446.67, Pd. 5/1/26**

Replacement Demands

124510	**Paula Smothers** **(Replaced ck #124028-Never Rec'd)**	**$400.00**

I hereby approve and authorize for payment the above demands.

Mike Witzansky
City Manager

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
45 ACCO ENGINEERED SYSTEMS INC										
20813781		04/20/2026	10337082	05052026	124512	1,796.00	04/27/2026	INV	PD	RBPAC AHU #4 REPAIR
5820 ADMINSURE										
18795		04/15/2026	10337025	05052026	124513	12,200.00	04/27/2026	INV	PD	GL & WC MAY 2026
15018 AGILE BRIDGE CLUB										
040826MARCH2026		04/22/2026	10336810	05052026	124514	982.80	04/22/2026	INV	PD	040826MARCH2026 SENIOR BR
8759 ALAN'S LAWNMOWER & GARDEN CENTER										
129757		04/03/2026	10336515	05052026	124515	281.44	05/03/2026	INV	PD	PARTS FOR PARKS GARDENING
128726		04/10/2026	10336516	05052026	124515	42.76	05/10/2026	INV	PD	PARTS FOR PARKS GARDENING
						324.20				
12747 ALL CITY MANAGEMENT SERVICES INC										
PS-INV105062	7113	04/06/2026	10336972	05052026	124516	7,658.79	05/06/2026	INV	PD	03/15/2026-03/28/2026 CRO
PS-INV105406	7113	04/20/2026	10336976	05052026	124516	3,837.72	05/20/2026	INV	PD	03/29/2026-04/11/2026 CRO
						11,496.51				
11951 ALLIED NETWORK SOLUTIONS, INC.										
0239253-IN	7308	04/15/2026	10336556	05052026	124517	13,630.00	04/15/2026	INV	PD	VALIMAIL PREMIUM2
131 ALLSTAR FIRE EQUIPMENT INC										
271715		04/10/2026	10337032	05052026	124518	479.85	04/27/2026	INV	PD	NFPA FIRE HELMET
176 AMERICAN TEXTILE MAINTENANCE COMPANY										
21421441	7019	04/10/2026	10336737	05052026	124519	294.33	04/23/2026	INV	PD	JAIL FACILITY LINEN SERVI
21423297	7019	04/14/2026	10336739	05052026	124519	280.29	04/23/2026	INV	PD	JAIL FACILITY LINEN SERVI
21425311	7019	04/17/2026	10336740	05052026	124519	294.33	04/23/2026	INV	PD	JAIL FACILITY LINEN SERVI
21427248	7019	04/21/2026	10336741	05052026	124519	307.10	04/23/2026	INV	PD	JAIL FACILITY LINEN SERVI
						1,176.05				
15566 ANDERSON, ANNE										
04222026		10/27/2025	10336790	05052026	124520	45.00	04/27/2026	INV	PD	PATRON REFUND
213 AQUA-FLO										
SI2728307		04/14/2026	10336659	05052026	124521	701.39	05/14/2026	INV	PD	SPRINKLER VALVES/PARTS
SI2731754		04/20/2026	10336970	05052026	124521	793.96	05/20/2026	INV	PD	IRRIGATION SUPPLIES
						1,495.35				
11925 ARDURRA GROUP, INC.										
183361	6938	04/10/2026	10336674	05052026	124522	5,323.50	04/27/2026	INV	PD	CONSTRUCTION MANAGEMENT R

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2825 AT&T										
04012026		04/01/2026	10336969	05052026	124523	48.51	05/01/2026	INV	PD	MONTHLY FEES ACCOUNT 339
14732 AT&T										
9391083958		04/23/2026	10336838	05052026	124524	434.00	04/23/2026	INV	PD	000025108276
15567 BAIRD, CHARLES										
04222026		10/09/2025	10336791	05052026	124525	28.99	04/27/2026	INV	PD	PATRON REFUND
4904 BELLANTE, BENJAMIN										
111-9844542-1085004		04/15/2026	10337015	05052026	124526	247.99	04/27/2026	INV	PD	WARRANT REQUEST - FIRE TR
111-4236897-5036231		04/15/2026	10337029	05052026	124526	1,086.46	04/27/2026	INV	PD	WARRANT REQUEST - FIRE TR
						1,334.45				
384 BILL'S SOUND SYSTEMS, INC.										
48060		04/08/2026	10337064	05052026	124527	495.00	05/08/2026	INV	PD	PERRY PK SR. CENTER MAIN
48059		04/08/2026	10337065	05052026	124527	980.00	05/08/2026	INV	PD	SEASIDE LAGOON RPLACE OLD
48058		04/06/2026	10337066	05052026	124527	1,950.00	05/06/2026	INV	PD	RCS OFFICES REPLACE OLD P
						3,425.00				
11059 BLACKSTONE PUBLISHING										
2230307		03/30/2026	10335911	05052026	124528	140.00	04/27/2026	INV	PD	AUDIO VISUAL
2230933		04/06/2026	10336220	05052026	124528	268.28	04/27/2026	INV	PD	AUDIO VISUAL
2232211		04/21/2026	10337006	05052026	124528	239.14	04/27/2026	INV	PD	AUDIO VISUAL
						647.42				
3121 BLUE DIAMOND										
4517082		04/20/2026	10337083	05052026	124529	1,378.18	04/27/2026	INV	PD	SHEET ASPHALT, AC 3/8 MAX
4509958		04/13/2026	10337092	05052026	124529	1,998.03	04/27/2026	INV	PD	SHEET ASPHALT, AC MAX, EM
						3,376.21				
13790 BODENHAMER, MICHAEL										
02020205MILBOD		04/23/2026	10336874	05052026	124530	262.66	04/23/2026	INV	PD	MILEAGE LIDAR COURSE POST
02020205PDBOD		04/23/2026	10336875	05052026	124530	92.00	04/23/2026	INV	PD	PER DIEM LIDAR COURSE POS
						354.66				
13215 CALCOMP GRAPHIC SOLUTIONS										
I208817		04/17/2026	10336658	05052026	124531	1,429.59	05/17/2026	INV	PD	ARMOUR GLASS CLEAR 12 MIL
7067 CALIFORNIA BUILDING STANDARDS COMMISSION										
3RD QRT GREEN FEES		04/01/2026	10337038	05052026	124532	1,035.90	04/24/2026	INV	PD	3RD QUARTER GREEN FEES
577 CALIFORNIA WATER SERVICE										
6428284669-03302026		03/30/2026	10336629	05052026	124533	18,305.67	04/27/2026	INV	PD	HUNTNT, TORR BL, INGLEWOO

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2754759120-04072026		04/07/2026	10336755	05052026	124533	6,416.04	04/27/2026	INV	PD	MANHATTAN, ARTESIA, GRANT
0125637138-04102026		04/10/2026	10336756	05052026	124533	1,467.32	04/27/2026	INV	PD	500 FISHERMAN WHARF 4/1-4
						26,189.03				
594 CANON FINANCIAL SERVICES, INC.										
43009849	7344	04/14/2026	10336471	05052026	124534	4,432.43	04/14/2026	INV	PD	CANON FINANCIAL SERVICES
15028 CANON USA INC										
6015115302	7350	04/14/2026	10336473	05052026	124535	385.83	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015115301	7350	04/14/2026	10336474	05052026	124535	102.21	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015115300	7350	04/14/2026	10336475	05052026	124535	447.10	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015115299	7350	04/14/2026	10336476	05052026	124535	411.85	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015115298	7350	04/14/2026	10336477	05052026	124535	181.03	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015081266	7350	04/14/2026	10336478	05052026	124535	745.48	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6014955202	7350	04/14/2026	10336491	05052026	124535	192.90	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6014955203	7350	04/14/2026	10336492	05052026	124535	49.65	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6014955204	7350	04/14/2026	10336493	05052026	124535	161.06	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6014955200	7350	04/14/2026	10336494	05052026	124535	15.16	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015030583	7350	04/14/2026	10336495	05052026	124535	404.97	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015030745	7350	04/14/2026	10336497	05052026	124535	1,471.63	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015214803	7350	04/14/2026	10336485	05052026	124535	491.73	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015501126	7350	04/14/2026	10336486	05052026	124535	341.48	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015030747	7350	04/14/2026	10336487	05052026	124535	22.96	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015030746	7350	04/14/2026	10336488	05052026	124535	232.03	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015030557	7350	04/14/2026	10336489	05052026	124535	275.54	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6014955201	7350	04/14/2026	10336490	05052026	124535	5.98	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015081269	7350	04/14/2026	10336479	05052026	124535	176.43	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015081268	7350	04/14/2026	10336480	05052026	124535	196.36	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015081267	7350	04/14/2026	10336481	05052026	124535	196.77	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015221211	7350	04/14/2026	10336482	05052026	124535	47.46	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015221212	7350	04/14/2026	10336483	05052026	124535	68.67	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
6015115303	7350	04/14/2026	10336484	05052026	124535	157.56	04/14/2026	INV	PD	PER PAGE PER COPY MONTHLY
						6,781.84				
15020 CENGAGE LEARNING INC										
999102532163		03/20/2026	10335563	05052026	124536	31.27	04/27/2026	INV	PD	BOOKS
999102534362		03/20/2026	10335564	05052026	124536	85.57	04/27/2026	INV	PD	BOOKS
999102550267		03/25/2026	10335905	05052026	124536	167.09	04/27/2026	INV	PD	BOOKS
999102555637		03/26/2026	10335906	05052026	124536	96.27	04/27/2026	INV	PD	BOOKS
999102555638		03/26/2026	10335907	05052026	124536	65.00	04/27/2026	INV	PD	BOOKS
999102620444		04/15/2026	10336734	05052026	124536	33.75	04/27/2026	INV	PD	BOOKS
999102619199		04/14/2026	10336735	05052026	124536	97.13	04/27/2026	INV	PD	BOOKS
						576.08				
15414 CHILDREN'S PLUS INC										
276090		03/11/2026	10335552	05052026	124537	724.03	04/27/2026	INV	PD	BOOKS
276485		03/17/2026	10335664	05052026	124537	119.65	04/27/2026	INV	PD	BOOKS
276483		03/17/2026	10335665	05052026	124537	46.61	04/27/2026	INV	PD	BOOKS
276484		03/17/2026	10335666	05052026	124537	142.14	04/27/2026	INV	PD	BOOKS
276611		03/18/2026	10335667	05052026	124537	46.64	04/27/2026	INV	PD	BOOKS
276709		03/19/2026	10335716	05052026	124537	368.81	04/27/2026	INV	PD	BOOKS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
278097		04/06/2026	10336649	05052026	124537	47.27	04/27/2026	INV	PD	BOOKS
278096		04/06/2026	10336650	05052026	124537	11.47	04/27/2026	INV	PD	BOOKS
278095		04/06/2026	10336651	05052026	124537	11.51	04/27/2026	INV	PD	BOOKS
278294		04/08/2026	10336652	05052026	124537	154.12	04/27/2026	INV	PD	BOOKS
278295		04/08/2026	10336653	05052026	124537	16.01	04/27/2026	INV	PD	BOOKS
277426		03/28/2026	10336125	05052026	124537	97.06	04/27/2026	INV	PD	BOOKS
277783		04/01/2026	10336224	05052026	124537	24.45	04/27/2026	INV	PD	BOOKS
278012		04/03/2026	10336645	05052026	124537	63.28	04/27/2026	INV	PD	BOOKS
278011		04/03/2026	10336646	05052026	124537	357.73	04/27/2026	INV	PD	BOOKS
278098		04/06/2026	10336647	05052026	124537	16.01	04/27/2026	INV	PD	BOOKS
278099		04/06/2026	10336648	05052026	124537	53.43	04/27/2026	INV	PD	BOOKS
276731		03/19/2026	10335903	05052026	124537	412.47	04/27/2026	INV	PD	BOOKS
276751		03/19/2026	10335904	05052026	124537	56.78	04/27/2026	INV	PD	BOOKS
277052		03/24/2026	10335946	05052026	124537	9.98	04/27/2026	INV	PD	BOOKS
277053		03/24/2026	10335947	05052026	124537	25.31	04/27/2026	INV	PD	BOOKS
277300		03/27/2026	10335948	05052026	124537	120.19	04/27/2026	INV	PD	BOOKS
277427		03/28/2026	10336124	05052026	124537	333.77	04/27/2026	INV	PD	BOOKS
						3,258.72				
702 CITY OF MANHATTAN BEACH										
4503		03/26/2026	10336677	05052026	124538	152,598.00	04/27/2026	INV	PD	CIMP COORDINATED INTEGR M
705 CITY OF REDONDO BEACH										
042226		04/22/2026	10336809	05052026	124539	2,623.72	04/27/2026	INV	PD	040326 - 041826 Petty Cas
725 CLEAN ENERGY										
CE12837858	7192	04/10/2026	10336609	05052026	124540	5,224.93	05/10/2026	INV	PD	PREV MAINTENANCE FOR CITY
12849 CLEAR INC										
INV.032026		04/01/2026	10336455	05052026	124541	25,308.96	04/27/2026	INV	PD	3/26 ACR Services
11907 COBRA-ADVANTAGE ADMINISTRATORS										
195656		03/31/2026	10336428	05052026	124542	470.75	04/27/2026	INV	PD	BENEFITS - PARICIPANT FEE
3648 COUNTY OF L.A. DEPT. OF PUBLIC WORKS										
26040606004		04/06/2026	10336665	05052026	124543	3,800.56	05/06/2026	INV	PD	MARCH 2026 SHARE OF TRAFF
26020904428		02/09/2026	10336678	05052026	124543	754.61	04/27/2026	INV	PD	CSR #240200/FY23/TRAFFIC
						4,555.17				
12643 COUNTY OF LOS ANGELES										
LOA-CRB 2526-01		12/19/2025	10337128	05052026	124544	145,927.74	04/27/2026	INV	PD	Pallet Shelter Services f
14767 CR ASSOCIATES										
0012921	7349	03/30/2026	10337063	05052026	124545	13,020.00	04/27/2026	INV	PD	RB MAT PROJECT #41550
914 DAILY JOURNAL CORPORATION										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
042226		04/22/2026	10336802	05052026	124546	973.49	04/27/2026	INV	PD	26/27 12 Month Subscripti
940 DEARREADER.COM										
INV-34905		01/08/2026	10335731	05052026	124547	375.00	04/27/2026	INV	PD	ONLINE BOOK CLUBS SUBSCRI
956 DELTA DENTAL										
BE007019941		04/24/2026	10337043	05052026	124548	33,307.39	04/27/2026	INV	PD	DENTAL PPO ACTIVES, RETIR
9132 DELTA DENTAL INSURANCE COMPANY										
BE007019332		04/24/2026	10337039	05052026	124549	1,617.55	04/27/2026	INV	PD	DENTAL HMO ACTIVES MAY 20
BE007019351		04/24/2026	10337042	05052026	124550	47.52	04/27/2026	INV	PD	DENTAL HMO RETIREES MAY 2
						1,665.07				
960 DEMCO, INC.										
7781789		03/23/2026	10335717	05052026	124551	328.01	04/27/2026	INV	PD	PRINTING SUPPLIES
7791082		04/10/2026	10336639	05052026	124551	496.82	04/27/2026	INV	PD	PRINTING SUPPLIES
7791908		04/13/2026	10336736	05052026	124551	357.98	04/27/2026	INV	PD	PRINTING SUPPLIES
						1,182.81				
966 DEPARTMENT OF CONSERVATION										
1ST QTR SMIP FEES		04/01/2026	10337045	05052026	124552	3,746.48	04/24/2026	INV	PD	FIRST QUARTER JAN-APRIL S
973 DEPARTMENT OF MOTOR VEHICLES										
620-17TITLE		04/14/2026	10336520	05052026	124553	28.00	05/05/2026	INV	PD	DUPLICATE TITLE-UNIT 620-
11884 DIAMOND ENVIRONMENTAL SERVICES LP										
0006861707		04/06/2026	10337138	05052026	124554	715.10	04/27/2026	INV	PD	Pallet Shelter Power Pole
10748 DOUG & SONS PEST CONTROL										
54918		04/01/2026	10336987	05052026	124555	200.00	05/01/2026	INV	PD	MAIN LIBRARY MONTHLY PEST
55246		04/01/2026	10336988	05052026	124555	82.00	05/01/2026	INV	PD	PD MONTHLY PEST/BAIT CONT
55093		04/08/2026	10336990	05052026	124555	75.00	05/08/2026	INV	PD	FS1 MONTHLY BAIT STATION
55094		04/08/2026	10336992	05052026	124555	55.00	05/08/2026	INV	PD	N. BRANCH LIBRARY MONTHLY
54953		04/08/2026	10336994	05052026	124555	75.00	05/08/2026	INV	PD	FS2 MONTHLY PEST / BAIT S
						487.00				
14764 DUNBAR ARCHITECTURE										
0676	6703	02/12/2026	10337144	05052026	124556	8,370.40	04/27/2026	INV	PD	DESIGN SERVICES FOR RB HI
0685	6703	03/05/2026	10337145	05052026	124556	1,874.35	04/27/2026	INV	PD	DESIGN SERVICES FOR RB HI
						10,244.75				
1055 EASY READER										
RD26-020	7031	03/12/2026	10337084	05052026	124557	220.00	04/27/2026	INV	PD	LEGAL ADS PUBLISHING
RD26-016	7031	02/26/2026	10337085	05052026	124557	375.00	04/27/2026	INV	PD	LEGAL ADS PUBLISHING
RD26-021	7031	03/26/2026	10337086	05052026	124557	345.00	04/27/2026	INV	PD	LEGAL ADS PUBLISHING

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
RD26-022	7031	04/02/2026	10337087	05052026	124557	195.00	04/27/2026	INV	PD	LEGAL ADS PUBLISHING
RD26-023	7031	04/02/2026	10337088	05052026	124557	150.00	04/27/2026	INV	PD	LEGAL ADS PUBLISHING
RD26-019	7031	03/12/2026	10337090	05052026	124557	217.50	04/27/2026	INV	PD	LEGAL ADS PUBLISHING
						1,502.50				
14994 EQUIFAX WORKFORCE SOLUTIONS										
2071402962		03/31/2026	10337008	05052026	124558	875.00	04/27/2026	INV	PD	UNEMPLOYMENT CLAIMS MANAG
1176 FEDERAL EXPRESS CORPORATION										
9-250-54015		04/10/2026	10336512	05052026	124559	28.80	04/14/2026	INV	PD	DELL PICK UP
14429 FIRE CATT, LLC										
17541	7324	03/11/2026	10337056	05052026	124560	6,304.40	04/27/2026	INV	PD	THIRD PARTY ANNUAL FIRE H
10191 FRONTIER										
2091885137-04132026		04/24/2026	10337012	05052026	124561	16,740.26	04/24/2026	INV	PD	2091885137-050796 6430
15408 GALLS LLC										
034701233		04/10/2026	10337048	05052026	124562	49.66	04/27/2026	INV	PD	UNIFORM ACCESSORIES
034716029		04/13/2026	10337049	05052026	124562	152.31	04/27/2026	INV	PD	UNIFORMS
034725119		04/13/2026	10337050	05052026	124562	-49.66	04/27/2026	CRM	PD	UNIFORM ACCESSORIES REFUN
						152.31				
1300 GAS COMPANY, THE										
06964443334-04062026		04/06/2026	10336637	05052026	124563	3,533.31	04/24/2026	INV	PD	301 ESPLANADE, 3007 VAIL,
7023 GEOSYNTEC										
IC2814	5993	04/16/2026	10336983	05052026	124564	6,571.25	04/27/2026	INV	PD	FULTON PLAYFIELD PLANNING
IC1943	7271	04/08/2026	10336676	05052026	124565	4,254.75	04/27/2026	INV	PD	FIFTH AMENDMENT GREEN STR
						10,826.00				
6345 GOLD COAST TOURS, INC.										
444069		04/10/2026	10336691	05052026	124566	1,705.00	04/20/2026	INV	PD	SENIOR EXCURSIONS
3706 GOLDEN STATE WATER										
54719000009-04072026		04/07/2026	10336636	05052026	124567	178.97	04/28/2026	INV	PD	REDONDO BB, ARTESIA, LAWN
77298524149-040826		04/08/2026	10337010	05052026	124567	416.27	04/29/2026	INV	PD	16214 INGLEWOOD AVE IRR 3
48470300004-040826		04/08/2026	10337011	05052026	124567	579.81	04/29/2026	INV	PD	INGLEWOOD PKW SE/LAWNDAL
						1,175.05				
10677 GRIFFIN STRUCTURES, INC.										
GSI-RBPSP-03 R1	7130	04/22/2026	10336794	05052026	124568	29,870.75	04/22/2026	INV	PD	CONSULTANT SERVICES FOR M
1416 HAAKER EQUIPMENT COMPANY										

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV34074		04/09/2026	10336621	05052026	124569	4,117.34	05/09/2026	INV	PD	UNIT 301-17 - TUNE UP REA
INV32103		03/18/2026	10337075	05052026	124569	1,190.26	04/27/2026	INV	PD	PIER SCRUBBER/SWEEPER PAR
INV32059		03/18/2026	10337076	05052026	124569	610.80	04/27/2026	INV	PD	UNIT 207-25 PIER SCRUBBER
INV26239		12/31/2025	10337078	05052026	124569	5.48	04/27/2026	INV	PD	FINANCE CHARGE ON OVERDUE
						5,923.88				
1428 HARBOR & PIER ASSN										
3964		05/01/2026	10337034	05052026	124570	1,780.43	05/01/2026	INV	PD	MAY 2026 DUES
13317 HERC RENTALS										
36504719-001		04/14/2026	10336608	05052026	124571	418.14	05/14/2026	INV	PD	LIFT RENTAL FOR GARAGE AI
12491 HERNANDEZ, JULIA										
JULIA H BOOTSFY25-26		03/30/2026	10336727	05052026	124572	350.00	04/27/2026	INV	PD	JULIA HERNANDEZ SAFETY BO
12059 IDS GROUP, INC.										
19X016.04-1	7338	03/23/2026	10336673	05052026	124573	2,262.50	04/27/2026	INV	PD	TASK ORDER 4 PIER PLAZA S
12157 ILAND INTERNET SOLUTIONS CORPORATION										
71328134		04/20/2026	10336667	05052026	124574	79.97	04/20/2026	INV	PD	CLOUD BACK UP M365 VEEAM
8433 INGRAM LIBRARY SERVICES										
95351070		03/20/2026	10335555	05052026	124575	734.46	04/27/2026	INV	PD	BOOKS
95319717		03/19/2026	10335557	05052026	124575	257.80	04/27/2026	INV	PD	BOOKS
95290392		03/18/2026	10335558	05052026	124575	86.27	04/27/2026	INV	PD	BOOKS
95351069		03/20/2026	10335559	05052026	124575	22.93	04/27/2026	INV	PD	BOOKS
95351068		03/20/2026	10335560	05052026	124575	37.75	04/27/2026	INV	PD	BOOKS
95351067		03/20/2026	10335561	05052026	124575	43.79	04/27/2026	INV	PD	BOOKS
95950619		04/16/2026	10336733	05052026	124575	134.23	04/27/2026	INV	PD	BOOKS
96052062		04/21/2026	10337004	05052026	124575	27.10	04/27/2026	INV	PD	BOOKS
95979781		04/17/2026	10337005	05052026	124575	51.80	04/27/2026	INV	PD	BOOKS
95923138		04/15/2026	10336695	05052026	124575	51.80	04/27/2026	INV	PD	BOOKS
95923139		04/15/2026	10336697	05052026	124575	1,045.27	04/27/2026	INV	PD	BOOKS
95950623		04/16/2026	10336729	05052026	124575	482.50	04/27/2026	INV	PD	BOOKS
95950622		04/16/2026	10336730	05052026	124575	50.49	04/27/2026	INV	PD	BOOKS
95950621		04/16/2026	10336731	05052026	124575	15.44	04/27/2026	INV	PD	BOOKS
95950620		04/16/2026	10336732	05052026	124575	68.69	04/27/2026	INV	PD	BOOKS
95708191		04/06/2026	10336223	05052026	124575	281.03	04/27/2026	INV	PD	BOOKS
95795558		04/09/2026	10336640	05052026	124575	88.77	04/27/2026	INV	PD	BOOKS
95795559		04/09/2026	10336641	05052026	124575	29.74	04/27/2026	INV	PD	BOOKS
95795557		04/09/2026	10336642	05052026	124575	91.42	04/27/2026	INV	PD	BOOKS
95861068		04/13/2026	10336643	05052026	124575	265.04	04/27/2026	INV	PD	BOOKS
95853495		04/13/2026	10336644	05052026	124575	632.78	04/27/2026	INV	PD	BOOKS
95641692		04/02/2026	10336135	05052026	124575	19.59	04/27/2026	INV	PD	BOOKS
95641691		04/02/2026	10336136	05052026	124575	13.57	04/27/2026	INV	PD	BOOKS
95612101		04/01/2026	10336137	05052026	124575	1,555.97	04/27/2026	INV	PD	BOOKS
95641690		04/02/2026	10336138	05052026	124575	29.08	04/27/2026	INV	PD	BOOKS
95641689		04/02/2026	10336139	05052026	124575	30.39	04/27/2026	INV	PD	BOOKS
95708190		04/06/2026	10336222	05052026	124575	72.55	04/27/2026	INV	PD	BOOKS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
95669666		04/03/2026	10336129	05052026	124575	104.09	04/27/2026	INV	PD	BOOKS
95663965		04/03/2026	10336130	05052026	124575	36.61	04/27/2026	INV	PD	BOOKS
95669667		04/03/2026	10336131	05052026	124575	791.44	04/27/2026	INV	PD	BOOKS
95641695		04/02/2026	10336132	05052026	124575	41.24	04/27/2026	INV	PD	BOOKS
95641694		04/02/2026	10336133	05052026	124575	186.85	04/27/2026	INV	PD	BOOKS
95641693		04/02/2026	10336134	05052026	124575	19.59	04/27/2026	INV	PD	BOOKS
95459255		03/25/2026	10335729	05052026	124575	46.23	04/27/2026	INV	PD	BOOKS
95419334		03/24/2026	10335730	05052026	124575	50.49	04/27/2026	INV	PD	BOOKS
95486581		03/26/2026	10335908	05052026	124575	29.08	04/27/2026	INV	PD	BOOKS
95612100		04/01/2026	10336126	05052026	124575	27.22	04/27/2026	INV	PD	BOOKS
95612099		04/01/2026	10336127	05052026	124575	27.22	04/27/2026	INV	PD	BOOKS
95669665		04/03/2026	10336128	05052026	124575	97.24	04/27/2026	INV	PD	BOOKS
95419337		03/24/2026	10335723	05052026	124575	23.99	04/27/2026	INV	PD	BOOKS
95419338		03/24/2026	10335724	05052026	124575	9.22	04/27/2026	INV	PD	BOOKS
95419342		03/24/2026	10335725	05052026	124575	24.32	04/27/2026	INV	PD	BOOKS
95419335		03/24/2026	10335726	05052026	124575	26.30	04/27/2026	INV	PD	BOOKS
95459253		03/25/2026	10335727	05052026	124575	24.85	04/27/2026	INV	PD	BOOKS
95459254		03/25/2026	10335728	05052026	124575	24.85	04/27/2026	INV	PD	BOOKS
95351066		03/20/2026	10335562	05052026	124575	43.79	04/27/2026	INV	PD	BOOKS
95419336		03/24/2026	10335718	05052026	124575	44.91	04/27/2026	INV	PD	BOOKS
95419340		03/24/2026	10335719	05052026	124575	98.53	04/27/2026	INV	PD	BOOKS
95419339		03/24/2026	10335720	05052026	124575	16.82	04/27/2026	INV	PD	BOOKS
95419341		03/24/2026	10335721	05052026	124575	18.23	04/27/2026	INV	PD	BOOKS
95419343		03/24/2026	10335722	05052026	124575	26.86	04/27/2026	INV	PD	BOOKS
						8,060.22				
12138 INSIGHT PUBLIC SECTOR SLED										
1101379252	7335	04/23/2026	10336839	05052026	124576	12,851.96	04/23/2026	INV	PD	MANAGE ENGINE RENEWAL
1619 INTERSTATE BATTERIES OF CALIF COAST, INC										
130117250		04/21/2026	10336857	05052026	124577	471.22	05/21/2026	INV	PD	BATTERIES - STOCK
15462 JOE MAR POLYGRAPH										
26-009-RBPD		04/20/2026	10336872	05052026	124578	2,750.00	04/23/2026	INV	PD	04/2026 POLYGRAPH EXAMS -
13968 KANOPY, INC.										
KDEP-25646		04/02/2026	10336140	05052026	124579	2,000.00	04/27/2026	INV	PD	DIGITAL MATERIALS - KANOP
1742 KEYSER MARSTON ASSOCIATES INC										
0040646		04/23/2026	10336828	05052026	124580	915.00	04/23/2026	INV	PD	PROFESSIONAL SERVICES MAR
4943 KIMBALL MIDWEST										
104370468		04/14/2026	10336628	05052026	124581	596.67	05/14/2026	INV	PD	STOCK - HARDWARE
1749 KING HARBOR MARINE CENTER										
0190755		03/30/2026	10336594	05052026	124582	1,205.47	04/30/2026	INV	PD	BOAT 808 DUAL COOLER; DAM
190771		04/01/2026	10336595	05052026	124582	1,130.69	05/01/2026	INV	PD	BOAT 808 RADAR SENSOR; CA
019055		03/23/2026	10336596	05052026	124582	47.18	04/23/2026	INV	PD	BOAT 801 MOTOR OIL

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
40197		03/26/2026	10336597	05052026	124582	4,013.96	04/26/2026	INV	PD	BOAT 808 INSTALL MOTOR; H
40088		03/25/2026	10336598	05052026	124582	1,697.66	04/25/2026	INV	PD	BOAT 808 PREP, SAND, & PA
40186		03/19/2026	10336599	05052026	124582	1,950.24	04/19/2026	INV	PD	BOAT 808 RPR/RPLC WIRES;
40242		04/21/2026	10336967	05052026	124582	3,500.00	04/27/2026	INV	PD	MEU BOAT STORAGE
40193		03/23/2026	10336601	05052026	124582	430.44	04/23/2026	INV	PD	BOAT 808 INST NEW PPLRS W
40210		04/02/2026	10336602	05052026	124582	190.00	05/02/2026	INV	PD	BOAT 801 CK MTR NSE; BELT
40218		04/06/2026	10336799	05052026	124582	382.85	04/27/2026	INV	PD	BOAT 801 PARTS REPAIR - S
1190366		03/16/2026	10336800	05052026	124582	63.54	04/27/2026	INV	PD	BOAT 808 - CANS OF SPRAY
40191		03/21/2026	10336801	05052026	124582	570.00	04/27/2026	INV	PD	BOAT 808 REPAIRS AT PORT
40205		03/31/2026	10336803	05052026	124582	514.22	04/27/2026	INV	PD	BOAT 808 - HATCH TRIM REP
						15,696.25				
14134 KIS										
90798	7024	04/20/2026	10336666	05052026	124583	2,500.40	04/20/2026	INV	PD	REMOTE MANAGEMENT SERVICE
90860	7024	04/23/2026	10336845	05052026	124583	312.55	04/23/2026	INV	PD	REMOTE MANAGEMENT SERVICE
						2,812.95				
5855 KOSMONT COMPANIES										
2208.12-010-2026	7126	03/31/2026	10337046	05052026	124584	14,388.52	04/27/2026	INV	PD	FY25-26 REAL ESTATE SERVI
1828 LANCE, SOLL & LUNGHARD, LLP										
73877	6244	03/31/2026	10337211	05052026	124585	5,109.00	04/29/2026	INV	PD	GASB ACCOUNTING SERVICES
14934 LAU, MELINDA										
2025-153-OVERSIGHT		03/04/2026	10336843	05052026	124586	340.00	04/27/2026	INV	PD	MINUTES REVIEW FOR PUBLIC
2026-022-TRANSCRIPT		04/04/2026	10336853	05052026	124586	552.50	04/27/2026	INV	PD	MINUTES TRANSCRIPT REVIEW
2026-023-CC		04/13/2026	10336862	05052026	124586	1,275.00	04/27/2026	INV	PD	MEETING MINUTES FOR CITY
2026-024-TRANSCRIPT		04/13/2026	10336871	05052026	124586	510.00	04/27/2026	INV	PD	MINUTES TRANSCRIPT REVIEW
						2,677.50				
11194 LEECH TISHMAN FUSCALDO & LAMPL INC.										
373275		02/06/2026	10336509	05052026	124587	1,800.00	04/27/2026	INV	PD	1/26 M. Yapelli Legal Fee
375687		03/06/2026	10337135	05052026	124587	25.00	04/27/2026	INV	PD	2/26 General Legal Fees
375693		03/06/2026	10337136	05052026	124587	162.50	04/27/2026	INV	PD	2/26 General Advice & Cou
						1,987.50				
15363 LEGGINS CASTERLINE & COMPANY LLC										
347		04/23/2026	10336819	05052026	124588	585.00	04/23/2026	INV	PD	FEB VMS PREP
7938 LEOTEK ELECTRONICS USA, LLC										
4116295947	7175	04/16/2026	10336728	05052026	124589	35,427.30	04/27/2026	INV	PD	STREETLIGHT FIXTURES-COBR
12693 LIBRARY IDEAS LLC										
126035		03/17/2026	10335912	05052026	124590	1,456.75	04/27/2026	INV	PD	BOOKS
1884 LIEBERT CASSIDY WHITMORE										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
320173		03/31/2026	10337013	05052026	124591	332.50	04/27/2026	INV	PD	CALPERS AUDIT
320172		03/31/2026	10337014	05052026	124592	3,411.50	04/27/2026	INV	PD	CALPERS APPEAL
						3,744.00				
1887 LIFE ASSIST, INC.										
2098421		04/07/2026	10336122	05052026	124593	830.37	05/07/2026	INV	PD	RBPD SUPPLIES
2098592		04/07/2026	10336123	05052026	124593	276.79	05/07/2026	INV	PD	RBPD SUPPLIES
2104655		04/17/2026	10337051	05052026	124593	1,162.60	04/27/2026	INV	PD	PARAMEDIC SUPPLIES
						2,269.76				
12775 LINDE GAS & EQUIPMENT INC										
56205356		04/22/2026	10337052	05052026	124594	795.62	04/27/2026	INV	PD	SCBA RENTAL 3/20 - 4/20
1951 LOS ANGELES COUNTY SHERIFF'S DEPT										
262451HN		03/31/2026	10336456	05052026	124595	718.86	04/27/2026	INV	PD	10/25 Homeless Court Serv
262452HN		03/31/2026	10336458	05052026	124595	769.74	04/27/2026	INV	PD	11/25 Homeless Court Serv
262545BL		04/17/2026	10336830	05052026	124595	1,140.98	04/23/2026	INV	PD	03/2026 JAIL MEAL SERVICE
						2,629.58				
14518 LOVEJOY FOUNDATION INC										
LRB04012026	6532	04/01/2026	10336855	05052026	124596	1,250.00	04/23/2026	INV	PD	04/2026 ANIMAL SHELTERING
14976 LSU ALUMNI ASST S CA										
219816		04/14/2026	10336521	05052026	124597	1,000.00	04/14/2026	INV	PD	REFUND 219816 SSL RETURN
11274 LUCCI AND ASSOCIATES, INC.										
24881F	5068	04/12/2026	10336985	05052026	124598	1,020.00	04/27/2026	INV	PD	OnCallContractTasks
10274 MACKAY METERS, INC.										
1071756		03/31/2026	10336504	05052026	124599	134.00	04/27/2026	INV	PD	MARCH METER FEES
1071759	7021	03/31/2026	10336852	05052026	124599	6,316.00	04/23/2026	INV	PD	03/2026 PARKING METERS CO
						6,450.00				
14777 MADE BY MEG										
8218008		04/14/2026	10336753	05052026	124600	356.69	04/14/2026	INV	PD	8218008 SENIOR LUNCH MARC
8218009		04/14/2026	10336774	05052026	124600	356.69	04/14/2026	INV	PD	8218009 SENIOR LUNCH MARC
8218010		04/14/2026	10336775	05052026	124600	356.69	04/14/2026	INV	PD	8218010 SENIORLUNCH MARCH
8218011		04/14/2026	10336776	05052026	124600	356.69	04/14/2026	INV	PD	8218011 SENIORLUNCH MARCH
8218768		04/14/2026	10336777	05052026	124600	285.35	04/14/2026	INV	PD	8218768 SENIORLUNCH MARCH
8218766		04/14/2026	10336782	05052026	124600	285.35	04/14/2026	INV	PD	8218766 SENIORLUNCH MARCH
8218765		04/14/2026	10336783	05052026	124600	285.35	04/14/2026	INV	PD	8218765 SENIORLUNCH MARCH
8218764		04/14/2026	10336784	05052026	124600	285.35	04/14/2026	INV	PD	8218764 SENIORLUNCH MARCH
8218763		04/14/2026	10336785	05052026	124600	285.35	04/14/2026	INV	PD	8218763 SENIORLUNCH MARCH
						2,853.51				
7847 MANNING & KASS, ELLROD, RAMIREZ, TRESTER LLP										

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
858947		04/07/2026	10336771	05052026	124601	264.83	04/27/2026	INV	PD	3/26 D. Padilla Legal Fee
858948		04/07/2026	10336772	05052026	124601	385.00	04/27/2026	INV	PD	3/26 M. Rhoads Legal Fees
858949		04/07/2026	10336773	05052026	124601	2,250.00	04/27/2026	INV	PD	3/26 Estate of Jose Sosa
						2,899.83				
2031 MAR-CO EQUIPMENT COMPANY										
214953		03/11/2026	10336590	05052026	124602	1,266.26	04/11/2026	INV	PD	UNIT 805 VACUUM MOTOR REI
11710 MARINA LANDSCAPE, INC										
6	6981	04/16/2026	10336825	05052026	124603	63,372.12	04/27/2026	INV	PD	PCH/HERONDO OPEN SPACE PR
4387 MARTIN CHEVROLET										
44014CVW		04/22/2026	10336856	05052026	124604	168.21	05/22/2026	INV	PD	UNIT 002-07 DOOR CATCH
14163 MEEDER PUBLIC FUNDS INC										
REDONDO53		03/31/2026	10336528	05052026	124605	4,500.00	05/08/2026	INV	PD	INVESTMENT ADVISORY SERVI
4582 MELAD & ASSOCIATES										
RB26-07	7096	04/16/2026	10337027	05052026	124606	53,573.40	04/24/2026	INV	PD	PLAN CHECK AND CONSULTING
RB26-08	7096	04/16/2026	10337028	05052026	124606	10,665.00	04/24/2026	INV	PD	PLAN CHECK AND CONSULTING
						64,238.40				
2127 MICHAEL J ARNOLD & ASSOCIATES INC										
15201	7247	04/01/2026	10337108	05052026	124607	3,500.00	04/24/2026	INV	PD	CONSULTANT SVCS FOR STATE
15187	7247	04/01/2026	10337109	05052026	124607	84.00	04/24/2026	INV	PD	CONSULTANT SVCS FOR STATE
						3,584.00				
7177 MICHEL & ASSOCIATES, P.C.										
14540TS		02/27/2026	10336496	05052026	124608	2,684.50	04/27/2026	INV	PD	1/26 General Counsel
14530TS/8934QB		02/27/2026	10337111	05052026	124608	1,663.20	04/27/2026	INV	PD	1/26 S. Belavsky Legal Fe
14532TS		02/27/2026	10337113	05052026	124608	13,174.00	04/27/2026	INV	PD	1/26 G. Cooke Legal Fees
14533TS		02/27/2026	10337114	05052026	124608	885.00	04/27/2026	INV	PD	1/26 W. Corteza Legal Fee
14534TS		02/27/2026	10337115	05052026	124608	30.00	04/27/2026	INV	PD	1/26 P. MacDonald Legal F
14535TS		02/27/2026	10337116	05052026	124608	370.00	04/27/2026	INV	PD	1/26 P. Mack Legal Fees
14631TS/8972QB		03/31/2026	10337133	05052026	124608	1,210.50	04/27/2026	INV	PD	2/26 General Counsel
14620TS		03/31/2026	10337134	05052026	124608	1,740.50	04/27/2026	INV	PD	2/26 CCW Legal Fees
14536TS		02/27/2026	10337117	05052026	124608	413.00	04/27/2026	INV	PD	1/26 D. Mendoza-Conner Le
14537TS		02/27/2026	10337118	05052026	124608	8,516.50	04/27/2026	INV	PD	1/26 R. Rivas Legal Fees
14538TS		02/27/2026	10337119	05052026	124608	3,599.50	04/27/2026	INV	PD	1/26 M. St. Laurent Legal
14539TS/8933QB		02/27/2026	10337120	05052026	124608	1,515.25	04/27/2026	INV	PD	1/26 M. Venegas Legal Fee
14541TS/8931QB		02/27/2026	10337121	05052026	124608	3,671.05	04/27/2026	INV	PD	1/26 Stuver Insurance Leg
14531TS/8932QB		02/27/2026	10337132	05052026	124608	2,609.80	04/27/2026	INV	PD	1/26 C. Blakely Legal Fee
						42,082.80				
4195 MICHEL, SYDNE										
033126		03/31/2026	10336450	05052026	124609	30.00	04/27/2026	INV	PD	3/26 Reimbursement - Even

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2144 MIDWEST TAPE										
508563333		03/12/2026	10335553	05052026	124610	25.50	04/27/2026	INV	PD	AUDIO VISUAL
508597360		03/19/2026	10335687	05052026	124610	42.79	04/27/2026	INV	PD	AUDIO VISUAL
508629924		03/26/2026	10335909	05052026	124610	27.98	04/27/2026	INV	PD	AUDIO VISUAL
508662459		04/01/2026	10335910	05052026	124610	15,000.00	04/27/2026	INV	PD	DIGITAL MATERIALS - HOOPL
508662201		04/01/2026	10336221	05052026	124610	28.80	04/27/2026	INV	PD	AUDIO VISUAL
508694465		04/10/2026	10336661	05052026	124610	84.74	04/27/2026	INV	PD	AUDIO VISUAL
508694463		04/10/2026	10336662	05052026	124610	78.98	04/27/2026	INV	PD	AUDIO VISUAL
						15,288.79				
13349 MINUTEMAN PRESS REDONDO BEACH										
35350		03/23/2026	10336749	05052026	124611	3,073.01	04/21/2026	INV	PD	CIVIC AWARD TILE PLAQUES
35364		03/25/2026	10336750	05052026	124611	27.44	04/21/2026	INV	PD	GLAOLAGI PLATE REDO
35414	7353	04/24/2026	10337016	05052026	124611	252.43	04/24/2026	INV	PD	MINUTE MAN PRESS PRINTING
35442	7353	04/24/2026	10337018	05052026	124611	439.00	04/24/2026	INV	PD	MINUTE MAN PRESS PRINTING
35456	7353	04/24/2026	10337019	05052026	124611	89.86	04/24/2026	INV	PD	MINUTE MAN PRESS PRINTING
35457	7353	04/24/2026	10337020	05052026	124611	190.42	04/24/2026	INV	PD	MINUTE MAN PRESS PRINTING
35513	7353	04/24/2026	10337021	05052026	124611	60.36	04/24/2026	INV	PD	MINUTE MAN PRESS PRINTING
						4,132.52				
12750 MONTEILH, AUSTIN										
01120115MONTEILH		04/23/2026	10336873	05052026	124612	92.00	04/23/2026	INV	PD	PER DIEM AICC COURSE POST
15571 MORLOCK, HEATHER										
217518		04/22/2026	10336807	05052026	124613	280.00	04/22/2026	INV	PD	REFUND 217518 7REC0105-04
7834 MORROW-MEADOWS CORPORATION										
256738	5953	03/31/2026	10336675	05052026	124614	19,000.00	04/27/2026	INV	PD	TECH SUPPORT/EMGCY RESP S
8701 MOTOROLA SOLUTIONS, INC.										
1411240178		03/18/2026	10336975	05052026	124615	1,815.40	04/17/2026	INV	PD	ALPR ANNUAL LICENSE FEES
14196 NAPA AUTO PARTS										
077059		04/13/2026	10336605	05052026	124616	139.88	05/13/2026	INV	PD	UNIT 201 BRAKE PADS / AIR
076991		04/13/2026	10336606	05052026	124616	409.48	05/13/2026	INV	PD	UNIT 355 - COILS, SPRK PL
076170		04/01/2026	10336607	05052026	124616	895.64	05/01/2026	INV	PD	UNIT 660-24 CTRL ARMS, BA
077157		04/14/2026	10336619	05052026	124616	327.14	05/14/2026	INV	PD	UNIT 014 - REAR BRAKE SHO
075108		03/19/2026	10336632	05052026	124616	-699.40	04/19/2026	CRM	PD	UNIT 341 - BRAKE ROTORS,
077600		04/20/2026	10336859	05052026	124616	39.77	05/20/2026	INV	PD	UNIT 304 AIR FILTER
077617		04/20/2026	10336860	05052026	124616	84.17	05/20/2026	INV	PD	UNIT 685-21 REAR BRAKE PA
077788		04/22/2026	10336861	05052026	124616	283.25	05/22/2026	INV	PD	UNIT 124-18 STRAIGHT HEAT
077772		04/22/2026	10336864	05052026	124616	118.44	05/22/2026	INV	PD	unit 358 - FRONT BRAKE PA
077743		04/21/2026	10336866	05052026	124616	388.19	05/21/2026	INV	PD	UNIT 101-09 - RADIATOR; R
						1,986.56				
10711 NICHOLS CONSULTING ENGINEERS, CHTD										
910073023	6930	04/16/2026	10337061	05052026	124617	44,493.35	04/27/2026	INV	PD	2023 RESIDENTIAL STREET R

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12232 NV5, INC.										
512787	7255	04/22/2026	10336984	05052026	124618	330.00	04/27/2026	INV	PD	DESIGN FOR BUS STOP MODIF
4796 OCCU-MED,LTD.										
0426900.3		03/31/2026	10337030	05052026	124619	2,330.10	04/27/2026	INV	PD	PHYSICALS 3 FT & 1 PT EE
0426900		03/31/2026	10337033	05052026	124620	263.30	04/27/2026	INV	PD	PHYSICALS 1 PT EE MARCH 2
						2,593.40				
2320 OCLC, INC.										
1000486144		03/26/2026	10335688	05052026	124621	6,344.78	04/27/2026	INV	PD	MOBILE LIBRARY CARD
13029 ODP BUSINESS SOLUTIONS, LLC										
455914821002		03/11/2026	10335732	05052026	124622	63.41	04/27/2026	INV	PD	OFFICE SUPPLIES
459415968001		03/05/2026	10336623	05052026	124622	80.91	04/16/2026	INV	PD	OFFICE SUPPLIES
459410807001		03/05/2026	10336626	05052026	124622	470.51	04/16/2026	INV	PD	OFFICE SUPPLIES
463591275001		04/01/2026	10336663	05052026	124622	1,623.14	04/27/2026	INV	PD	OFFICE SUPPLIES
463645104001		04/02/2026	10336664	05052026	124622	72.68	04/27/2026	INV	PD	OFFICE SUPPLIES
46391230001		03/25/2026	10336670	05052026	124622	28.89	04/27/2026	INV	PD	OFFICE SUPPLIES
463763304001		04/10/2026	10337093	05052026	124622	-54.33	04/27/2026	CRM	PD	CREDIT FOR WRONG ODP ORDE
464741174001		04/08/2026	10337102	05052026	124622	20.07	04/27/2026	INV	PD	OFFICE SUPPLIES - PHONE C
464741175001		04/10/2026	10337103	05052026	124622	11.13	04/27/2026	INV	PD	OFFICE SUPPLIES
464741179001		04/09/2026	10337104	05052026	124622	46.19	04/27/2026	INV	PD	OFFICE SUPPLIES
464737482001		04/09/2026	10337105	05052026	124622	71.41	04/27/2026	INV	PD	OFFICE SUPPLIES
462925538001		03/18/2026	10336996	05052026	124622	6.00	04/27/2026	INV	PD	BREAKROOM SUPPLIES
461697202001		03/11/2026	10336998	05052026	124622	96.24	04/27/2026	INV	PD	OFFICE & COFFEE SUPPLIES
463912337001		03/25/2026	10336999	05052026	124622	52.21	04/27/2026	INV	PD	OFFICE & COFFEE SUPPLIES
461821558001		03/10/2026	10337000	05052026	124622	13.71	04/27/2026	INV	PD	COFFEE SUPPLIES
463912336001		03/25/2026	10337003	05052026	124622	8.07	04/27/2026	INV	PD	COFFEE SUPPLIES
463732060001		04/03/2026	10337017	05052026	124622	25.28	04/27/2026	INV	PD	OFFICE SUPPLIES 04/03/202
465740281001		04/07/2026	10336789	05052026	124622	453.93	05/08/2026	INV	PD	COPY PAPER-CASERMA
464882557001		04/23/2026	10336826	05052026	124622	174.40	04/23/2026	INV	PD	OFFICE SUPPLIES
464262573001		04/10/2026	10336840	05052026	124622	227.17	04/23/2026	INV	PD	PAPER FOR CITY HALL AND C
46427570808001		04/10/2026	10336841	05052026	124622	9.72	04/23/2026	INV	PD	TIES FOR IT WORK ORDERS /
464275719001		04/08/2026	10336842	05052026	124622	18.05	04/23/2026	INV	PD	IT OFFICE SUPPLIES
462925541001		03/18/2026	10336995	05052026	124622	15.67	04/27/2026	INV	PD	COFFEE SUPPLIES
						3,534.46				
10183 ON THE WING FALCONRY										
781107	7033	04/22/2026	10337037	05052026	124623	12,103.00	04/27/2026	INV	PD	PEST BIRD ABATEMENT SERVI
14675 OOMA INC										
199029		04/24/2026	10337060	05052026	124624	65.85	04/24/2026	INV	PD	R232-0026501 MARCH 2026
2408 PV VILLAGE PET HOSPITAL										
799433337		03/18/2026	10336835	05052026	124625	10.00	04/23/2026	INV	PD	INJURED OPOSSUM 3/18/2026
805314983		04/09/2026	10336836	05052026	124625	87.25	04/23/2026	INV	PD	INJURED CAT 04/09/2026
807332462		04/14/2026	10336846	05052026	124625	10.00	04/23/2026	INV	PD	INJURED OPOSSUM 04/14/202

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
808651086		04/17/2026	10336847	05052026	124625	134.75	04/23/2026	INV	PD	INJURED CAT 04/16/2026
809928170		04/20/2026	10336849	05052026	124625	10.00	04/23/2026	INV	PD	INJURED OPOSSUM 04/20/202
809928520		04/20/2026	10336850	05052026	124625	10.00	04/23/2026	INV	PD	INJURED SEABIRD 04/20/202
809928378		04/20/2026	10336851	05052026	124625	10.00	04/23/2026	INV	PD	INJURED SKUNK 04/20/2026
						272.00				
11747 PORTOFINO HOTEL & MARINA										
10002017		04/22/2026	10337053	05052026	124626	988.61	04/27/2026	INV	PD	RB HARBOR PATROL FUEL DOC
15563 PROFORMA PRINTING CORP										
B668047832A		02/24/2026	10336834	05052026	124627	3,967.71	04/23/2026	INV	PD	PARKING CITATION BOOKLETS
13205 PROSHRED SECURITY										
100078661		03/31/2026	10337106	05052026	124628	1,305.00	04/27/2026	INV	PD	RECORDS DESTRUCTION 3/30/
8145 PROVIDENCE MEDICAL INSTITUTE										
772000765223		11/05/2025	10336974	05052026	124629	3,200.00	04/27/2026	INV	PD	2 SART EXAM CASES 255041,
12665 QUALITY REFRIGERATION COMPANY INC										
112691-IN		04/09/2026	10336508	05052026	124630	3,857.00	05/09/2026	INV	PD	REPLACED DEFECTIVE FAN-MA
0112912-IN		04/09/2026	10336510	05052026	124630	1,528.63	05/09/2026	INV	PD	REPLACE THERMOSTAT-P.D #7
111178B-IN	7133	04/09/2026	10336511	05052026	124630	9,539.00	05/09/2026	INV	PD	CITY COUNCIL AND IT A/C R
0112418-IN		02/02/2026	10337062	05052026	124630	2,101.74	03/02/2026	INV	PD	CITY HALL RELOCATE THERMO
						17,026.37				
15542 RAPPAPORT CONSULTING LLC										
25-179	7342	11/15/2025	10337055	05052026	124631	7,200.00	01/14/2026	INV	PD	FIRE INVESTIGATION REPORT
2633 REDONDO BEACH ROUND TABLE										
6		04/01/2026	10336748	05052026	124632	105.00	04/21/2026	INV	PD	RT GEN MTG - LIGHT WALLER
2642 REDONDO PIER ASSOCIATION										
405		04/01/2026	10336503	05052026	124633	5,956.22	04/27/2026	INV	PD	RBPA DUES APR26-JUN26
15069 REDWOOD PUBLIC LAW LLP										
19596		02/28/2026	10337137	05052026	124634	15,048.00	04/27/2026	INV	PD	2/26 Real Estate Transact
15562 RICHARD F ANTHONY LAW LTD										
222		03/31/2026	10336524	05052026	124635	1,091.50	04/27/2026	INV	PD	3/26 General Contract Leg
2685 RICHARDS, WATSON & GERSHON										
256565		12/29/2025	10336449	05052026	124636	18,909.50	04/27/2026	INV	PD	11/25 G. Langadinos Legal
256563		12/22/2025	10336827	05052026	124636	59.00	04/23/2026	INV	PD	LEGAL SERVICES NOV 2025
257168		02/18/2026	10337126	05052026	124636	2,570.50	04/27/2026	INV	PD	12/25 Mehta Mechanical Co

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
257160		02/18/2026	10337129	05052026	124636	2,283.00	04/27/2026	INV	PD	12/25 Pipeline Franchise
257161		02/18/2026	10337130	05052026	124636	354.00	04/27/2026	INV	PD	12/25 NPDES Issues Rel. t
257164		02/18/2026	10337122	05052026	124636	8,201.00	04/27/2026	INV	PD	12/25 New Commune DTLA Le
257165		02/18/2026	10337123	05052026	124636	29.50	04/27/2026	INV	PD	12/25 New Commune DTLA (2
257166		02/18/2026	10337124	05052026	124636	7,965.00	04/27/2026	INV	PD	12/25 G. Labono Legal Fee
257167		02/18/2026	10337125	05052026	124636	7,375.00	04/27/2026	INV	PD	12/25 J. Bell Legal Fees
						47,746.50				
12010 ROADLINE PRODUCTS INC, USA										
22665		04/01/2026	10337099	05052026	124637	311.75	04/27/2026	INV	PD	TYPE R ONE WAY RED RPM, 2
22273		01/08/2026	10337100	05052026	124637	1,202.38	04/27/2026	INV	PD	TEMPORARY NO PAKING SIGN
22315		01/06/2026	10337101	05052026	124637	428.03	04/27/2026	INV	PD	6V/12AH BATTERY
						1,942.16				
14102 ROBERT HALF										
66138938	7093	04/21/2026	10337026	05052026	124638	654.75	04/24/2026	INV	PD	ROBERT HALF INC Contracto
6661 ROBERTSON'S										
821766		04/01/2026	10337094	05052026	124639	890.76	04/27/2026	INV	PD	CONCRETE FOR 213 S FRANCI
821894		04/08/2026	10337095	05052026	124639	998.73	04/27/2026	INV	PD	CONCRETE FOR 2611 GRANT A
821770		04/02/2026	10337096	05052026	124639	1,112.11	04/27/2026	INV	PD	CONCRETE FOR 1217 GOODMAN
825387		04/15/2026	10337097	05052026	124639	948.76	04/27/2026	INV	PD	CONCRETE FOR 709 FISK LN
825791		04/16/2026	10337098	05052026	124639	821.28	04/27/2026	INV	PD	CONCRETE FOR 709 FISK CT
						4,771.64				
15564 RUBASKY, TAMMI										
04222026		02/16/2026	10336787	05052026	124640	26.99	04/27/2026	INV	PD	PATRON REFUND
15570 SAKOW, CATHERINE										
217520		04/22/2026	10336808	05052026	124641	510.00	04/22/2026	INV	PD	REFUND 217520 7REC0105-03
6829 SANCON TECHNOLOGIES, INC.										
25-19618.1	6884	03/31/2026	10337058	05052026	124642	12,765.00	04/27/2026	INV	PD	STORM DRAIN MTCE & IMPROV
10619 SANORBIX, LLC										
33079		04/21/2026	10337009	05052026	124643	2.25	04/27/2026	INV	PD	ACA PEAK SEASON
4861 SECTRAN SECURITY, INC.										
26041653		04/14/2026	10337210	05052026	124644	617.76	04/29/2026	INV	PD	415 DIAMOND ST - APR 2026
6612 SEEDS OF JOY VILLAGE, INC.										
SOJV2026-03APRIL26		04/14/2026	10336786	05052026	124645	5,332.82	04/14/2026	INV	PD	SOJV2026-03 APRIL2026 5YP
2863 SEQUEL CONTRACTORS INC										
4	7145	04/09/2026	10336680	05052026	124646	9,215.00	04/27/2026	INV	PD	KINGSDALE RESURFACING-CIT

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11774 SHAFER, MARIA										
2026-001 RBPC		01/07/2026	10336724	05052026	124647	1,275.00	04/27/2026	INV	PD	MEETING MINUTES FOR PLANN
2026-012 RBPC Sp		04/07/2026	10336725	05052026	124647	255.00	04/27/2026	INV	PD	MEETING MINUTES FOR PLANN
2026-002 RBYC C		01/13/2026	10336831	05052026	124647	255.00	04/27/2026	INV	PD	MEETING MINUTES FOR YOUTH
2026-005 RBYC		02/12/2026	10336833	05052026	124647	255.00	04/27/2026	INV	PD	MEETING MINUTES FOR YOUTH
2026-009 RBYC		02/18/2026	10336837	05052026	124647	255.00	04/27/2026	INV	PD	MEETING MINUTES FOR YOUTH
2026-008 RBCAC		03/04/2026	10336878	05052026	124647	510.00	04/27/2026	INV	PD	MEETING MINUTES FOR CULTU
2026-004 RBCAC		02/03/2026	10336879	05052026	124647	510.00	04/27/2026	INV	PD	MEETING MINUTES FOR CULTU
						3,315.00				
9823 SHRED-IT USA LLC										
8013874855		03/31/2026	10337107	05052026	124648	615.20	04/27/2026	INV	PD	PAPER SHREDDING SERVICE
8931 SIGNAL ATTORNEY SERVICE, INC.										
041526		04/15/2026	10336754	05052026	124649	440.00	04/27/2026	INV	PD	Services Rendered from 04
10679 SLATER WATERPROOFING, INC.										
3	7238	04/27/2026	10337147	05052026	124650	133,500.84	04/27/2026	INV	PD	PIER PARKING STRUCTURE CR
2927 SMITH BROS. CRANE RENTAL INC.										
INV-43861		04/15/2026	10336980	05052026	124651	1,162.00	05/15/2026	INV	PD	RENTAL OF FORTY TON HYDRA
2990 SOUTH BAY FORD										
584186		04/09/2026	10336527	05052026	124652	395.28	05/09/2026	INV	PD	STOCK SHOCK ABSORBERS-PD
584180		04/09/2026	10336531	05052026	124652	736.95	05/09/2026	INV	PD	STOCK REAR BRAKE PADS-PD
584011		04/08/2026	10336533	05052026	124652	395.28	05/08/2026	INV	PD	UNIT 664-22 REAR SHOCKS
585799		04/21/2026	10336867	05052026	124652	9.59	05/21/2026	INV	PD	UNIT 323-22 O AXLE SEAL
585926		04/22/2026	10336870	05052026	124652	546.31	05/22/2026	INV	PD	STOCK - ROTORS BLACK AND
532257		04/17/2026	10336858	05052026	124653	2,345.60	05/17/2026	INV	PD	UNIT 678-25 PRE COLLISION
						4,429.01				
9750 SOUTH BAY POLICE AND FIRE MEMORIAL FOUNDATION										
2618		04/21/2026	10336763	05052026	124654	350.00	04/21/2026	INV	PD	MOV LUNCHEON FOR COUNCIL
3005 SOUTH COAST AIR QUALITY MANAGEMENT DISTR										
4628290-1		04/01/2026	10336798	05052026	124655	8.55	04/27/2026	INV	PD	PENLTY FEE ID 133220 - 10
3016 SOUTHERN CALIFORNIA EDISON										
700062327897-040626		04/06/2026	10336692	05052026	124656	3,968.48	04/27/2026	INV	PD	361 HARBOR DR, 280 MARINA
700634979323-040626		04/06/2026	10336693	05052026	124656	1,787.90	04/27/2026	INV	PD	412 CAMINO REAL, AVENUE H
700062391656-040626		04/06/2026	10336694	05052026	124656	2,039.07	04/27/2026	INV	PD	BERYL/HARBOR, 350 PORTOFI
600001012446-4092026		04/09/2026	10336696	05052026	124656	70,571.07	04/27/2026	INV	PD	GRANT/FRANCISCA/ARTESIA/C
700062474209-4132026		04/13/2026	10336759	05052026	124656	3,986.19	05/04/2026	INV	PD	1742 STEINHART/MORGAN/BLO
700062360940-041626		04/16/2026	10336764	05052026	124656	1,996.10	05/06/2026	INV	PD	N HARBOR DR, N CATALINA,
700165291478-041626		04/16/2026	10336766	05052026	124656	418.94	05/06/2026	INV	PD	205 YACHT CLUB WAY 3/13-4

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
700062436318-041626		04/16/2026	10336805	05052026	124656	11,032.24	05/06/2026	INV	PD	101 TORRANCE BL./INT'L BO
						95,799.99				
15303 SOUTHSTAR ENGINEERING & CONSULTING, INC										
871	7170	03/31/2026	10336816	05052026	124657	1,920.00	04/27/2026	INV	PD	CONSTRUCTION MANAGEMENT F
870	7137	03/31/2026	10336818	05052026	124657	55,058.00	04/27/2026	INV	PD	AVIATION / ARTESIA NB RT
						56,978.00				
10201 SPORTBALL										
SBSPRING26		04/14/2026	10336522	05052026	124658	6,300.00	04/14/2026	INV	PD	SBSPRING2026 4YPG1105 110
3070 STANDARD INSURANCE										
MAY 2026		04/27/2026	10337153	05052026	124659	9,598.32	04/27/2026	INV	PD	BENEFITS-RET, VOL, LTD, D
6942 STEVEN ENTERPRISES										
69635		03/30/2026	10336820	05052026	124660	823.96	04/27/2026	INV	PD	INK FOR GIS TECH PRINTER
9715 T2 SYSTEMS CANADA INC.										
INVSTD0000071944		03/31/2026	10337044	05052026	124661	3,994.01	04/27/2026	INV	PD	SOLAR CONVERSION PARTS FO
14799 TDG ENGINEERING INC										
02LAX00343_7	6730	07/03/2025	10337073	05052026	124662	86.00	04/27/2026	INV	PD	REDONDO UNION HIGH ACCESS
02LAX00343_8	6730	08/01/2025	10337074	05052026	124662	2,300.00	04/27/2026	INV	PD	REDONDO UNION HIGH ACCESS
2LAX00343_12	6730	04/20/2026	10337077	05052026	124662	4,238.00	04/27/2026	INV	PD	REDONDO UNION HIGH ACCESS
						6,624.00				
9361 TETRA TECH, INC										
52577240	6355	04/20/2026	10336812	05052026	124663	1,430.00	04/27/2026	INV	PD	PLANNING-DESIGN FOR GLENN
11361 TIREHUB, LLC										
56706388		02/19/2026	10336085	05052026	124664	296.96	03/19/2026	INV	PD	unit 345 - TIRES
57896179		04/09/2026	10336523	05052026	124664	985.55	05/09/2026	INV	PD	STOCK TIRES
58016416		04/15/2026	10336611	05052026	124664	233.82	05/15/2026	INV	PD	UNIT 014 - TIRES
58052153		04/16/2026	10336620	05052026	124664	890.88	05/16/2026	INV	PD	UNIT 252-16 - TIRES
						2,407.21				
7130 TORRANCE AUTO REPAIR										
0194074		04/07/2026	10336526	05052026	124665	119.95	05/07/2026	INV	PD	UNIT 678-25 WHEEL ALIGNME
0194155		04/14/2026	10336603	05052026	124665	119.95	05/14/2026	INV	PD	UNIT 666 - WHEEL ALIGNMEN
						239.90				
3227 TORRANCE MEMORIAL MEDICAL CENTER										
34478		03/21/2026	10336971	05052026	124666	210.00	04/27/2026	INV	PD	03/2026 DUI BLOODDRAWS
14334 TRAMMELL, JACOB										

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
GASREIM 04120417		04/23/2026	10336876	05052026	124667	152.00	04/23/2026	INV	PD	REIMBURSEMENT GAS FOR DEP
04120417PD		04/23/2026	10336877	05052026	124667	473.00	04/23/2026	INV	PD	PER DIEM MARKSMANSHIP COU
						625.00				
3248 TRAVERS TREE SERVICE										
2405		04/13/2026	10336519	05052026	124668	3,600.00	05/13/2026	INV	PD	TRIM PALM TREES AT SEASID
6100 DAVID TURCH & ASSOCIATES										
04162026	7250	04/16/2026	10336747	05052026	124669	2,500.00	04/21/2026	INV	PD	CONSULTANT SVCS FOR FEDER
5885 U.S. BANK CORPORATE PAYMENT SYSTEM										
6932-03242026		03/23/2026	10335511	05052026	124670	625.24	04/20/2026	INV	PD	CALCARD MARCH 2026 - MARI
4608-03232026		03/23/2026	10335517	05052026	124670	1,812.41	04/20/2026	INV	PD	CALCARD MARCH 2026 - ADRI
3248-03232026		03/23/2026	10335758	05052026	124670	196.77	04/20/2026	INV	PD	CALCARD MARCH 2026 - GLEN
0304-03232026		03/23/2026	10335759	05052026	124670	4,031.26	04/20/2026	INV	PD	CALCARD MARCH 2026 - JUST
097803232026		04/01/2026	10335865	05052026	124670	1,837.61	04/01/2026	INV	PD	CHELSEA SIMPSON CALCARD M
2631-03232026		03/23/2026	10335874	05052026	124670	1,109.44	04/20/2026	INV	PD	CALCARD MARCH 2026 - GARY
296903232026		04/30/2026	10337232	05052026	124670	203.88	04/30/2026	INV	PD	DAVE CHAROBEE 3/26 CAL CA
546403232026		04/30/2026	10337233	05052026	124670	857.40	04/30/2026	INV	PD	EUGENE SOLOMON 3/26 CAL C
512903232026		04/22/2026	10336778	05052026	124670	627.82	04/22/2026	INV	PD	AMY WU 3/26 CAL CARD
161303232026		04/22/2026	10336779	05052026	124670	33.54	04/22/2026	INV	PD	ROBERT NORMAN 3/26 CAL CA
030303232026		04/22/2026	10336780	05052026	124670	11.87	04/22/2026	INV	PD	CLAUDIA HUIZAR 3/26 CAL C
4603-03232026		03/23/2026	10336795	05052026	124670	402.60	04/23/2026	INV	PD	JESSE REYES, CAL CARD, 03
229303232026		04/29/2026	10337205	05052026	124670	43.89	04/29/2026	INV	PD	NATHALIE BONILLA 3/26 CAL
2163-03232026		03/23/2026	10336726	05052026	124670	360.00	04/20/2026	INV	PD	DIAZ MARCH CALCARD
680503232026		04/21/2026	10336743	05052026	124670	637.20	04/21/2026	INV	PD	BWALLER CALCARD 032026
185703232026		04/21/2026	10336744	05052026	124670	1,268.21	04/21/2026	INV	PD	RMICHEL CALCARD 032026
080703232026		04/21/2026	10336745	05052026	124670	26.00	04/21/2026	INV	PD	PKALUDEROVIC CALCARD 0320
0691 03-23-2026		03/23/2026	10336760	05052026	124670	-1,222.48	03/23/2026	CRM	PD	N. PETZ CAL CARD MARCH 20
1848 03-23-2026		03/23/2026	10336762	05052026	124670	248.86	03/23/2026	INV	PD	E. SMITH CAL CARD MARCH 2
1599-03232026		03/23/2026	10336717	05052026	124670	1,251.95	04/20/2026	INV	PD	REYES CALCARD 3/26
4436-03232026		03/23/2026	10336718	05052026	124670	209.16	04/20/2026	INV	PD	SISANTE CALCARD 3/26
6431-03232026		03/23/2026	10336719	05052026	124670	164.23	04/20/2026	INV	PD	WADDELL CALCARD 3/26
5479-03232026		03/23/2026	10336720	05052026	124670	124.07	04/20/2026	INV	PD	YAMAMOTO CALCARD 3/23
7933-03232026		03/23/2026	10336721	05052026	124670	545.84	04/20/2026	INV	PD	YANG CALCARD 3/26
664503232026		04/21/2026	10336722	05052026	124670	1,448.00	04/21/2026	INV	PD	STEVE SHIANG CAL CARD 032
8866-03232026		03/23/2026	10336711	05052026	124670	278.10	04/20/2026	INV	PD	CURRIE CALCARD 3/26
4737-03232026		03/23/2026	10336712	05052026	124670	1,667.95	04/20/2026	INV	PD	DAILEY CALCARD 3/26
8353-03232026		03/23/2026	10336713	05052026	124670	951.04	04/20/2026	INV	PD	HOFF CALCARD 3/26
2968-03232026		03/23/2026	10336714	05052026	124670	837.80	04/20/2026	INV	PD	MAHONEY CALCARD 3/26
5708-03232026		03/23/2026	10336715	05052026	124670	143.02	04/20/2026	INV	PD	MAY CALCARD 3/26
3686-03232026		03/23/2026	10336716	05052026	124670	421.94	04/20/2026	INV	PD	REGAN CALCARD 3/26
0010-03232026		03/23/2026	10336705	05052026	124670	404.80	04/20/2026	INV	PD	3/26 J. Ford Cal Card
6290-03232026		03/23/2026	10336706	05052026	124670	2,803.81	04/20/2026	INV	PD	BELLANTE CALCARD 3/26
5730-03232026		03/23/2026	10336707	05052026	124670	472.15	04/20/2026	INV	PD	BROWN CALCARD 3/26
8232-03232026		03/23/2026	10336708	05052026	124670	59.00	04/20/2026	INV	PD	3/26 C. Park Cal Card
4839-03232026		03/23/2026	10336709	05052026	124670	776.84	04/20/2026	INV	PD	BUTLER CALCARD 3/26
6273-03232026		03/23/2026	10336710	05052026	124670	173.35	04/20/2026	INV	PD	CONARD CALCARD 3/26
566003232026		03/23/2026	10336683	05052026	124670	293.29	04/20/2026	INV	PD	MARTIN CALCARD 03/23/2026
140203232026		03/23/2026	10336684	05052026	124670	279.09	04/20/2026	INV	PD	STEVENS CALCARD 03/23/202
027003232026		03/23/2026	10336688	05052026	124670	3,728.44	04/20/2026	INV	PD	PORTOLESE CALCARD 03/23/2

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INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0451-03232026		03/23/2026	10336698	05052026	124670	950.00	04/20/2026	INV	PD	3/26 M. Morallo Cal Card
0463-03232026		03/23/2026	10336702	05052026	124670	1.00	04/20/2026	INV	PD	3/26 C. Chaffins Cal Card
0067-03232026		03/23/2026	10336704	05052026	124670	1,063.20	04/20/2026	INV	PD	3/26 L. Omura Cal Card
737503232026		04/16/2026	10336634	05052026	124670	735.97	04/16/2026	INV	PD	ALEJANDRA LOPEZ MAR 2026
573203232026		03/23/2026	10336635	05052026	124670	342.00	04/16/2026	INV	PD	LORENA SOULES CAL CARD 03
609903232026		04/16/2026	10336638	05052026	124670	4,392.55	04/16/2026	INV	PD	ZACHARIAH PAINTER MAR 202
2076-03232026		03/23/2026	10336660	05052026	124670	4,642.85	04/23/2026	INV	PD	CALCARD MARCH2026 MICHAEL
424703232026		04/20/2026	10336681	05052026	124670	563.34	04/20/2026	INV	PD	Jonathan Reyes-Flores Cal
710603232026		03/23/2026	10336682	05052026	124670	194.74	04/20/2026	INV	PD	ROSE CALCARD 03/23/2026
7572-03232026		03/23/2026	10336593	05052026	124670	1,895.61	04/20/2026	INV	PD	CALCARD MARCH 2026 - ROY
7342-03232026		03/23/2026	10336612	05052026	124670	19.33	04/20/2026	INV	PD	BODKIN - MARCH CALCARD
727903232026		03/23/2026	10336614	05052026	124670	261.09	04/20/2026	INV	PD	LIBRARY/VILHAUER
94982854		04/16/2026	10336615	05052026	124670	1,374.11	04/16/2026	INV	PD	SONNACA LUCKEY CALCARD MA
427003232026		04/16/2026	10336616	05052026	124670	1,296.10	04/16/2026	INV	PD	ALEXANDRA LOPEZ CALCARD M
5151-03232026		03/23/2026	10336617	05052026	124670	1,879.37	04/20/2026	INV	PD	CALCARD MARCH 2026 - JUAN
535803232026		03/23/2026	10336578	05052026	124670	72.50	04/20/2026	INV	PD	ALSTON CALCARD 03/23/2026
111103232026		03/23/2026	10336579	05052026	124670	211.64	04/20/2026	INV	PD	HOLLEY CALCARD 03/23/2026
674903232026		03/23/2026	10336580	05052026	124670	2,722.38	04/20/2026	INV	PD	WINDMAN CALCARD 03/23/202
9234-03232026		03/23/2026	10336581	05052026	124670	544.00	04/20/2026	INV	PD	CALCARD MARCH 2026 - MITC
7359-03232026		03/23/2026	10336582	05052026	124670	1,339.47	04/20/2026	INV	PD	CALCARD MARCH 2026 - JOSU
4849-03232026		03/23/2026	10336589	05052026	124670	4,477.94	04/20/2026	INV	PD	CALCARD MARCH 2026 - PHIL
782503232026		03/23/2026	10336572	05052026	124670	660.92	04/20/2026	INV	PD	SPRY CALCARD 03/23/2026
984403232026		03/23/2026	10336573	05052026	124670	4,153.18	04/20/2026	INV	PD	TEMPRANO CALCARD 03/23/20
221303232026		03/23/2026	10336574	05052026	124670	50.49	04/20/2026	INV	PD	MONTEILH CALCARD 03/23/20
920303232026		03/23/2026	10336575	05052026	124670	2,725.48	04/20/2026	INV	PD	RECINOS CALCARD 03/23/202
728303232026		03/23/2026	10336576	05052026	124670	316.84	04/20/2026	INV	PD	PLUGGE CALCARD 03/23/2026
783403232026		03/23/2026	10336577	05052026	124670	202.24	04/20/2026	INV	PD	DRURY CALCARD 03/23/2026
574003232026		03/23/2026	10336566	05052026	124670	269.98	04/20/2026	INV	PD	MERRILL CALCARD 03/23/202
770103232026		03/23/2026	10336567	05052026	124670	218.76	04/20/2026	INV	PD	KILPATRICK CALCARD 03/23/
098603232026		03/23/2026	10336568	05052026	124670	1,273.91	04/20/2026	INV	PD	KORTE CALCARD 03/23/2026
628203232026		03/23/2026	10336569	05052026	124670	121.26	04/20/2026	INV	PD	GONZALEZ CALCARD 03/23/20
348103232026		03/23/2026	10336570	05052026	124670	558.42	04/20/2026	INV	PD	HENRY CALCARD 03/23/2026
170103232026		03/23/2026	10336571	05052026	124670	4,572.77	04/20/2026	INV	PD	EVELO CALCARD 03/23/2026
423503232026		03/23/2026	10336559	05052026	124670	120.09	04/20/2026	INV	PD	SADEGHI CALCARD 03/23/202
064303232026		03/23/2026	10336561	05052026	124670	1,050.71	04/20/2026	INV	PD	HARRISON CALCARD 03/23/20
080903232026		03/23/2026	10336562	05052026	124670	2,030.60	04/20/2026	INV	PD	AHUMADA CALCARD 03/23/202
709603232023		03/23/2026	10336563	05052026	124670	380.13	04/20/2026	INV	PD	VALDIVIA CALCARD 03/23/20
493403232026		03/23/2026	10336564	05052026	124670	1,331.50	04/20/2026	INV	PD	M DELERY CALCARD 03/23/20
110303232026		03/23/2026	10336565	05052026	124670	18.45	04/20/2026	INV	PD	WESTPHAL CALCARD 03/23/20
836603232026		03/23/2026	10336548	05052026	124670	586.10	04/20/2026	INV	PD	HALEY CALCARD 03/23/2026
654603232026		03/23/2026	10336550	05052026	124670	1,330.04	04/20/2026	INV	PD	ARNOLD CALCARD 03/23/2026
967003232026		03/23/2026	10336553	05052026	124670	542.74	04/20/2026	INV	PD	LEWIS CALCARD 03/23/2026
067303232026		03/23/2026	10336554	05052026	124670	4,741.25	04/20/2026	INV	PD	HAVRILCHAK CALCARD 03/23/
293603232026		03/23/2026	10336555	05052026	124670	4,639.39	04/20/2026	INV	PD	LONG CALCARD 03/23/2026
220503232026		03/23/2026	10336557	05052026	124670	59.27	04/20/2026	INV	PD	CENICEROS CALCARD 03/23/2
554303232026		03/23/2026	10336541	05052026	124670	88.95	04/20/2026	INV	PD	RUBIO CALCARD 03/23/2026
918503232026		03/23/2026	10336543	05052026	124670	286.58	04/20/2026	INV	PD	D DELERY CALCARD 03/23/20
287003232026		03/23/2026	10336544	05052026	124670	16.46	04/20/2026	INV	PD	PRESTIA CALCARD 03/23/202
257203232026		03/23/2026	10336545	05052026	124670	41.42	04/20/2026	INV	PD	OTT CALCARD 03/23/2026
256403232026		03/23/2026	10336546	05052026	124670	395.94	04/20/2026	INV	PD	BODENHAMER CALCARD 03/23/
991703232026		03/23/2026	10336547	05052026	124670	3,192.85	04/20/2026	INV	PD	LOFSTROM CALCARD 03/23/20
530303232026		03/23/2026	10336535	05052026	124670	117.21	04/20/2026	INV	PD	WEISS CALCARD 03/23/2026
609603232026		03/23/2026	10336536	05052026	124670	353.71	04/20/2026	INV	PD	WEADOCK CALCARD 03/23/202
682003232026		03/23/2026	10336537	05052026	124670	964.05	04/20/2026	INV	PD	MANIS CALCARD 03/23/2026
682603232026		03/23/2026	10336538	05052026	124670	266.89	04/20/2026	INV	PD	DILEVA CALCARD 03/23/2026

VENDOR INVOICE LIST

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213303232026		03/23/2026	10336539	05052026	124670	3,832.50	04/20/2026	INV	PD	DOSSETT CALCARD 03/23/202
674103232026		03/23/2026	10336540	05052026	124670	825.65	04/20/2026	INV	PD	SPRENGEL CALCARD 03/23/20
5897-03232026		03/23/2026	10336467	05052026	124670	1,713.83	04/20/2026	INV	PD	CAL CARD MARCH 2026 - CHR
760603232026		04/14/2026	10336499	05052026	124670	1,504.86	04/14/2026	INV	PD	RPIERCECALCARD GYMSUPPLIE
582003232026		04/14/2026	10336500	05052026	124670	1,547.18	04/14/2026	INV	PD	KMARTINCALCARD PASSPORT O
429603232026		04/14/2026	10336506	05052026	124670	151.15	04/14/2026	INV	PD	GLOPEZCALCARD TEEN CTR SU
555903232026		04/14/2026	10336507	05052026	124670	2,009.36	04/14/2026	INV	PD	MGRANADOSCALCARD CPRS MEM
960203232026		03/23/2026	10336534	05052026	124670	423.80	04/20/2026	INV	PD	COOK CALCARD 03/23/2026
6846-03232026		03/23/2026	10336304	05052026	124670	162.71	04/20/2026	INV	PD	Marc-Cal Card APA Trainin
032320265794		04/10/2026	10336386	05052026	124670	7,455.86	04/10/2026	INV	PD	MIKE COOK CALCARD MARCH 2
7739-03232026		03/23/2026	10336401	05052026	124670	500.00	04/20/2026	INV	PD	MANZANO CALCARD
946003232026		04/11/2026	10336441	05052026	124670	757.90	04/11/2026	INV	PD	ANTHONY WILSON CAL CARD 0
5628-03232026		03/23/2026	10336465	05052026	124670	313.27	04/20/2026	INV	PD	CAL CARD MARCH 2026 - JOE
3471-03232026		03/23/2026	10336466	05052026	124670	3,732.04	04/20/2026	INV	PD	CAL CARD MARCH 2026 - VIC
484203232026		04/07/2026	10336053	05052026	124670	401.29	04/07/2026	INV	PD	BARRY CHRISTENSEN CALCARD
4451-03232026		03/23/2026	10336077	05052026	124670	256.07	04/20/2026	INV	PD	Sean- Cal Card Office Sub
4246-03232026		03/23/2026	10336098	05052026	124670	1,586.40	04/20/2026	INV	PD	CAL CARD MARCH 2026 - FER
103903232026		04/09/2026	10336229	05052026	124670	2,633.00	04/09/2026	INV	PD	IDELGADOCALCARDHOUSINGSEM
8979-03232026		03/23/2026	10336254	05052026	124670	1,598.53	04/20/2026	INV	PD	CALCARD MARCH 2026 - JOHN
368903232026		04/09/2026	10336268	05052026	124670	1,136.33	04/09/2026	INV	PD	JACK MEYER CAL CARD 3/23/
9449-03232026		03/23/2026	10335924	05052026	124670	4,798.98	04/20/2026	INV	PD	CALCARD MARCH 2026 - TOMM
2602-03232026		03/23/2026	10335925	05052026	124670	4,900.84	04/20/2026	INV	PD	CALCARD MARCH 2026 - ROBE
9224-03232026		03/23/2026	10335931	05052026	124670	3,823.04	04/20/2026	INV	PD	CALCARD MARCH 2026 - CHRI
420403232026		04/02/2026	10335942	05052026	124670	90.98	04/02/2026	INV	PD	MICHELLE PINEDO CALCARD M
1017-03232026		03/23/2026	10336005	05052026	124670	3,097.42	04/20/2026	INV	PD	CAL CARD MARCH 2026 - AIR
4694-03232026		03/23/2026	10336008	05052026	124670	256.82	04/20/2026	INV	PD	CAL CARD MARCH 2026 - STE
6390-03232026		03/23/2026	10335891	05052026	124670	1,753.33	04/20/2026	INV	PD	CALCARD MARCH 2026 - MICH
647203232026		04/02/2026	10335913	05052026	124670	30.00	04/02/2026	INV	PD	KELLY ORTA CALCARD MAR 20
037303232026		04/02/2026	10335916	05052026	124670	36.00	04/02/2026	INV	PD	VICTORIA CHANG CALCARD MA
825403232026		04/02/2026	10335918	05052026	124670	2,136.73	04/02/2026	INV	PD	JHEN GORDON CALCARD MAR 2
0088-03232026		03/23/2026	10335920	05052026	124670	513.73	04/20/2026	INV	PD	CALCARD MARCH 2026 - SAXW
421203232026		04/02/2026	10335921	05052026	124670	120.30	04/02/2026	INV	PD	GERALDINE MANZANO CALCARD
6324-03232026		03/23/2026	10335875	05052026	124670	1,143.62	04/20/2026	INV	PD	CALCARD MARCH 2026 - ROBE
1647-03232026		03/23/2026	10335876	05052026	124670	1,098.56	04/20/2026	INV	PD	CALCARD MARCH 2026 - MARK
7663-03232026		03/23/2026	10335877	05052026	124670	863.59	04/20/2026	INV	PD	CALCARD MARCH 2026 - JOSE
0826-03232026		03/23/2026	10335878	05052026	124670	4,502.08	04/20/2026	INV	PD	CALCARD MARCH 2026 - DAVI
6366-03232026		03/23/2026	10335884	05052026	124670	1,474.73	04/20/2026	INV	PD	CALCARD MARCH 2026 - BRIA
8996-03232026		03/23/2026	10335886	05052026	124670	6,584.84	04/20/2026	INV	PD	CALCARD MARCH 2026 - JUAN
						166,570.48				
5332 UNITED RENTALS NORTHWEST, INC.										
185698016-071		01/10/2026	10336459	05052026	124671	197.55	04/27/2026	INV	PD	Homeless Ct. Portable Res
185698016-073		03/07/2026	10336460	05052026	124671	272.55	04/27/2026	INV	PD	Homeless Ct Portable Rest
185398016-074		04/04/2026	10336461	05052026	124671	197.55	04/27/2026	INV	PD	Homeless Ct. Portable Res
260602051-001		04/10/2026	10336583	05052026	124671	1,638.70	05/10/2026	INV	PD	EQUIPMENT FOR GRADING SOU
261278675-001		04/16/2026	10336703	05052026	124671	221.62	04/27/2026	INV	PD	SEASIDE LAGOON DIESEL FOR
						2,527.97				
4616 UNITED SITE SERVICES OF CALIFORNIA, INC.										
114-14198979		02/26/2026	10336518	05052026	124672	26.34	03/26/2026	INV	PD	TEMP FENCE 545 N GERTRUDA
114-14211613		03/27/2026	10336657	05052026	124672	322.67	04/27/2026	INV	PD	TEMP FENCE 545 N GERTRUDA
114-14199624		02/27/2026	10337139	05052026	124672	1,184.80	04/27/2026	INV	PD	RB Pallet Shelter Restroo
114-14211540		03/27/2026	10337140	05052026	124672	1,184.80	04/27/2026	INV	PD	RB Pallet Shelter Restroo

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						2,718.61				
11618 UNITED STORM WATER, INC.										
SW43211	7321	03/31/2026	10336814	05052026	124673	63,750.00	04/27/2026	INV	PD	INSTALLATION OF CPS UNITS
13579 VEOLIA WTS SERVICES USA, INC.										
903742495 101034348		04/10/2026	10337035	05052026	124674	180.91	04/27/2026	INV	PD	EXCHANGE DI MIX BED
903742494 101034347		04/10/2026	10337036	05052026	124674	182.82	04/27/2026	INV	PD	EXCHANGE DI MIX BED
						363.73				
8088 VERIZON BUSINESS SERVICES										
Z2133736		04/14/2026	10336514	05052026	124675	44.35	04/14/2026	INV	PD	00119566CG
3621 VERIZON WIRELESS										
6140010732		04/14/2026	10336513	05052026	124676	310.84	04/14/2026	INV	PD	PH CHARGE 842000640 0002
6140010791		04/01/2026	10336517	05052026	124676	593.74	05/01/2026	INV	PD	PW CELL PHONES 3/2-4/1/26
613947360		04/23/2026	10336822	05052026	124676	90.69	04/23/2026	INV	PD	PHONE BILL FEB-MAR 2026
6139934962		04/01/2026	10336973	05052026	124676	406.95	04/23/2026	INV	PD	MONTHLY FEES ACCOUNT 3705
						1,402.22				
14811 VESTIS UNIFORM AND WORK PLACE										
5860560592	6754	04/15/2026	10336586	05052026	124677	482.20	05/10/2026	INV	PD	4/15 PW YARD UNIFORMS
5860560591	6754	04/15/2026	10336587	05052026	124677	243.82	05/10/2026	INV	PD	4/15 PARKS UNIFORMS
5860560595	6754	04/15/2026	10336588	05052026	124677	172.69	05/10/2026	INV	PD	4/15 PIER UNIFORMS
5860562946	6754	04/22/2026	10337067	05052026	124677	243.82	05/22/2026	INV	PD	4/22 PARKS UNIFORMS
5860562950	6754	04/22/2026	10337069	05052026	124677	172.69	05/22/2026	INV	PD	4/22 PIER UNIFORMS
5860562947	6754	04/22/2026	10337072	05052026	124677	482.20	05/22/2026	INV	PD	4/22 PW YARD UNIFORMS
						1,797.42				
3408 WAXIE SANITARY SUPPLY										
83877657		04/13/2026	10336997	05052026	124678	1,269.18	05/13/2026	INV	PD	PARKS JANITORIAL SUPPLIES
6402 WITZANSKY, MIKE										
MWITZREIMB042026		04/22/2026	10336792	05052026	124679	105.00	04/22/2026	INV	PD	MWITZANSKY REIMB COG CM M
CMCONF022026		04/22/2026	10336793	05052026	124679	173.26	04/22/2026	INV	PD	MWITZANSKY CMCONF 022026
						278.26				
11291 WORK BOOT WAREHOUSE										
6-1-1029607		04/11/2026	10336982	05052026	124680	274.04	05/11/2026	INV	PD	CLAUDIA PAMANES WORKBOOTS
13146 YUNEX LLC										
90009189	7299	04/07/2026	10336585	05052026	124681	1,719.50	05/07/2026	INV	PD	FLASHING BEACONS/SIGNALIZ
4049 ZIP REPORTS										
52705260329		04/23/2026	10336817	05052026	124682	9.50	04/23/2026	INV	PD	REPORTS MARCH

CITY OF REDONDO BEACH

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
595 INVOICES						1,729,706.32				

** END OF REPORT - Generated by Daisy Hom **

Administrative Report

H.5., **File #** 26-0272 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: STEPHANIE MEYER, FINANCE DIRECTOR

TITLE

APPROVE CONTRACTS UNDER $35,000:

1. APPROVE A VOTE CENTER FACILITY USE AGREEMENT AND THE SAFE ELECTION PLAN WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK FOR USE OF THE ALTA VISTA PARK COMMUNITY CENTER FOR THE STATEWIDE DIRECT PRIMARY ELECTION TO BE HELD ON JUNE 2, 2026 AT NO COST TO THE CITY FOR THE TERM MAY 5, 2026 TO SEPTEMBER 1, 2026

   CONTACT: ELEANOR MANZANO, CITY CLERK

2. APPROVE AN AGREEMENT WITH DOCUSIGN, INC. FOR ELECTRONIC SIGNATURE SERVICES IN AN AMOUNT OF $14,274.00 FOR UP TO 1,500 E-SIGNATURE ENVELOPES AND $8.80 PER EACH ADDITIONAL E-SIGNATURE ENVELOPE FOR THE TERM MAY 10, 2026 TO MAY 9, 2029

   CONTACT: ELEANOR MANZANO, CITY CLERK

EXECUTIVE SUMMARY

Approve Contracts Under $35,000

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt & Signature - LA County Registrar-Recorder County Clerk
- Agmt - DocuSign, Inc.

VOTE CENTER FACILITY USE AGREEMENT

Agreement and authorization is granted by the **City of Redondo Beach,** a chartered municipal corporation ("Host') to the Los Angeles County Registrar-Recorder/County Clerk on behalf of Los Angeles County ("RR/CC") for the use of the designated facility space specified below for the 2026 Statewide Direct Primary Election

Alta Vista Park - 12864 Community Center
715 Julia Ave
Redondo Beach, CA 90277

For and in consideration of the following conditions, both parties hereby agree as follows:

Term: This Agreement is entered into this **5th day of May 2026** and shall expire on September 1, 2026, unless sooner terminated or extended, in whole or in part, as provided in this agreement.

Use of the Facility: Host permits access to the agreed upon designated space during the period identified in the Access Schedule unless otherwise stated in the Vote Center Election Plan.

Facility Requirements: Host will ensure the designated space is free from any activity during the mutually agreed upon Access Schedule included in the Vote Center Election Plan, attached hereto as Exhibit "A", and provide an accessible means of entry pursuant to the American with Disabilities Act (ADA), electricity, air conditioning/heating (if available), and restroom access (if available).

Host will ensure the designated space is free from tables, chairs, electronic equipment, exercise equipment, musical instruments, movable cabinets, appliances and other similar large items prior to the first day of the Access Schedule unless use of existing furniture or equipment is mutually agreed upon by both parties in the Vote Center Election Plan. In the event of rain or roof leaks, Host will provide suitable accessible remedies to ensure a safe egress at the designated voting space or other reasonable accommodations.

Host will remove any floor coverings such as tarps and mats that may potentially cause tripping or injuries. Host will ensure that at times RR/CC is not on premises, access to the designated space is restricted only to those RR/CC has given prior approval.

Host will ensure that any network configuration and technical equipment installed in preparation for the election remains unmodified for the period designated in the Access Schedule of the Vote Center Election Plan. If changes are made to the network system, the RR/CC must be notified.

Primary Contacts:
The Host's Primary Contact for this Agreement is Eleanor Manzano, City Clerk, City of Redondo Beach, City Clerk's Office, 415 Diamond Street, Redondo Beach, CA 90277. (310) 318-0656 Ext. 3737 and Eleanor.Manzano@redondo.org.

The RR/CC's Primary Contact for this Agreement is Jaime Young, Assistant Division Manager, Vote Center Assessment and Recruitment, 12680 Corral Place, Santa Fe Springs, CA 90670, (562) 347-2447, votecenters@rrcc.lacounty.gov.

In addition, Host and RR/CC will designate contacts for both business and weekend/non-business hours related to facility access and technical operations to be included in the Vote Center Election Plan for each election.

Parking Requirements: Host agrees to provide sufficient parking including accessible spaces, a minimum of one space for curbside voting, and a waiver of any parking fees for RR/CC staff and voters.

Public Voting Period: Host agrees to provide RR/CC staff access to the designated space as detailed in the Vote Center Election Plan, unless a revised schedule is mutually agreed upon prior to the specific election.

Promotions and Political Material: Host agrees to remove any political campaign signage or literature and not engage in audible dissemination of electioneering information within 100 feet of the designated voting space or the curbside voting location and not conduct any promotional activity tied to the public voting period without prior authorization from RR/CC.

Termination of the Agreement: Host will not cancel or change the location outside of a natural disaster or building/structural damage. Host and RR/CC stipulate that the novel coronavirus COVID-19 pandemic is excluded as a natural disaster or ground for termination for purposes of this Agreement. RR/CC may at any time and without reason, revoke its request to use the designated facility space. In the event any provision of this Agreement contradicts any applicable laws, rules, and regulations, RR/CC may terminate this Agreement, effective immediately upon written notice.

Amendment of the Agreement: No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by both parties. This Agreement may be modified or amended only upon the mutual written consent of both the Host and the RR/CC. Any amendment shall become effective upon the mutual written consent of both the Host and the RR/CC.

Certificate of Self-Insurance: RR/CC will provide certificate upon request.

Indemnity Agreement: Host shall indemnify, defend and hold harmless RR/CC, its principals, elected and appointed officers, agents, employees, and volunteers from and against any and all liability, including, but not limited to, claims for injury or damages, demands, actions, fees, loss, costs and expenses (including reasonable attorney and expert witness fees) arising out of or incurred in connection with the performance of this agreement, but only in proportion to and to the extent such liability, loss, demands, actions, fees, costs and expenses are caused by or result from the grossly negligent or willful misconduct of the Host, its principals, officers, agents, employees, or volunteers.

RR/CC shall indemnify, defend and hold harmless Host, its principals, officers, agents, employees, independent contractors, and volunteers from and against any and all liability, including, but not limited to, claims for injury or damages, demands, actions, fees, loss, costs and expenses (including reasonable attorney and expert witness fees) arising out of or incurred in connection with the performance of this agreement, but only in proportion to and to the extent such liability, loss, demands, actions, fees, costs and expenses are caused by or result from the grossly negligent or willful misconduct of the County, its principals, officers, agents, or employees.

Electronic Signatures: The Host and RR/CC agree to facsimile and electronic scanned versions of original signatures of authorized signatures of each party have the same force and effect as original signatures such that the parties need not follow up facsimile or electronic transmissions of executed documents with original wet-signature versions.

THE ABOVE SITE INDEMNITYAGREEMENT APPLIES ONLY TO ELECTIONS CONDUCTED BY LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK.

IN WITNESS WHEREOF, and executed as the date first written above, the Parties to this agreement do hereby agree and consent to all terms and conditions provided herein.

Los Angeles County **Registrar-Recorder/County Clerk**	**City of Redondo Beach**
05/05/2026 Signature and Date	Signature and Date
Jaime Young, Assistant Division Manager Printed Name and Title	Printed Name and Title

Exhibit "A"

VOTE CENTER ELECTION PLAN

June 2, 2026 Statewide Direct Primary Election

The following constitutes the mutually agreed upon Vote Center Election Plan for the June 2, 2026 Statewide Direct Primary Election by the **City of Redondo Beach,** a chartered municipal corporation ("Host") and the Los Angeles County Registrar-Recorder/County Clerk on behalf of the County ("RR/CC") for the use of the facility space specified below:

Alta Vista Park - 12864
Community Center 715
Julia Ave
Redondo Beach, CA 90277

Contact List - Host

Primary Contact Name	Eleanor Manzano	**Phone #**	(310) 318-0656 Ext. 3737
Email Address	Eleanor.Manzano@redondo.org	**Alternate Phone #**	(310) 344-5934
On-Site Access Contact Name	Jhen Gordon	**Phone #**	(310) 697-3411
Email Address	Jhen.Gordon@redondo.org	**Alternate Phone #**	
Custodial Service Contact Name	Michael Klein	**Phone #**	(323) 875-3127
Email Address	Michael.Klein@redondo.org	**Alternate Phone #**	(310) 294-4192
IT Contact Name	Mike Cook	**Phone #**	(310) 697-3221
Email Address	mike.cook@redondo.org	**Alternate Phone #**	
After Hours/Emergency Contact Name	Eleanor Manzano	**Phone #**	(310) 318-0656 Ext. 3737
Email Address	Eleanor.Manzano@redondo.org	**Alternate Phone #**	(310) 344-5934

Contact List -RR/CC

Account Manager	Dayna Everon	**Phone #**	(562) 526-4415
Email Address	deveron@rrcc.lacounty.gov	**Alternate Phone #**	(562) 347-2447

IT Contact Name	Shannon Gadson	**Phone #**	562-462-2826
Email Address	sgadson@rrcc.lacounty.gov	**Alternate Phone #**	562-277-2118
After Hours/Emergency Contact Name	Jaime Young	**Phone #**	562-347-2447
Email Address	votecenters@rrcc.lacounty.gov	**Alternate Phone #**	562-229-8865

Access Schedule

Host has agreed to grant access to the designated voting space for the following dates and times:

Equipment Delivery & Set-Up (exclusive access begins)	May 29, 2026; 8:00AM to 12:00PM
Election Worker Pre-check Day	May 29, 2026; 12:00PM to 5:00PM
Early Voting Period	May 30-June 1, 2026; 9:00AM to 8:00PM
Election Day	June 2, 2026; 6:00AM to 10:00PM
Vote Center Breakdown & Equipment Pick-up (exclusive access ends)	June 03, 2026; 8:00AM to 8:00PM

A deployment schedule for vote center equipment delivery/set-up and breakdown/pick-up is tentatively scheduled for the above dates. RR/CC will contact Host within two weeks of the equipment delivery & set-up date to confirm access to the designated space. This Agreement may be modified or amended only upon the mutual written amendment of both the Host and the RR/CC.

During the public voting period, RR/CC staff shall have access to the designated space during the dates and times listed above.

Voting hours are from 10:00AM to 7:00PM during the Early Voting Period and 7:00AM to 8:00PM on Election Day. Host acknowledges that public voting hours may be extended due to long lines. Pursuant to California Elections Code, any voter in line at the time of closing shall be provided the opportunity to receive and cast a ballot.

The contact persons and the phone numbers must be reachable during the period identified in the Access Schedule.

Health and Safety Plan

RR/CC shall ensure that public health guidelines are adhered to in all vote centers across LA County from the beginning of equipment set-up, during the voting period, and through the breakdown of the vote center as described in the Safe Election Plan (Attachment B). As provided in the Specific Responsibilities (Attachment A), RR/CC and facility staff shall maintain the cleanliness of the vote center and safeguard voter, election worker, and facility staff/user health as described in Attachment B

Designated Space, Parking, and Public Access

RR/CC shall use best efforts to limit voting traffic to the mutually agreed upon areas. RR/CC shall further use best efforts to not disturb the normal activities and use of the designated space and parking. Host agrees to provide an accessible means of entry, sufficient parking including accessible spaces, and a minimum of one space for curbside voting. Consistent with the Host's obligation to provide access compliant with the American with Disabilities Act (ADA), reasonable accommodations will be facilitated.

Voting Space (Check one and write your Initials to acknowledge):

☒ The items in the designated voting space/s will be free from tables, chairs, printers, electronic equipment, exercise equipment, musical instruments, movable cabinets, appliances, and other large items prior to the set-up day.
Host Initials: _____

☐ The items specified below may be left in the designated voting space/s as mutually agreed upon by both RR/CC and Host.

_____

Host Initials: _____ ***RR/CC Initials***: _____

Floor Coverings (Check one and write your Initials to acknowledge):

☒ The designated voting space/s will be free from any floor coverings such as tarps and mats that may potentially cause tripping or injuries prior to the set-up day.
Host Initials: _____

☐ The floor covering below may be used/remain in place in the designated voting space.

_____

Host Initials: _____ ***RR/CC Initials***: _____

Additional Access Considerations

The following details below represent any additional considerations necessary in providing RR/CC access to the designated space (check all that apply):

☒ On-site staff will open and lock the facility on days noted in the Access Schedule.

☐ Facility key or key card, alarm code or access badge will be provided to RR/CC staff for direct access to the voting area. The Host authorizes the use of a lockbox during the period identified in the Access Schedule to secure the key/key card on the premises. The placement of this lockbox shall be mutually agreed upon.
Host Initials: _____ ***RR/CC Initials***: _____

☐ Parking permits will be provided to RR/CC staff.

Internet Connection (Check one and write your Initials to acknowledge):

☑ Host agrees to provide hardwire connection (hardline, LAN) at the start of the period identified in the Access Schedule. An active data port will be available and security passwords (if any) will be provided to RR/CC staff.
Host Initials: _____

☐ Host will not provide hardwire connection at the start of the Access Schedule.
Host Initials: _____

NOT APPLICABLE - Private Facility Use Payment (Check one and write your Initials to acknowledge):

NOT APPLICABLE - ☐ Host agrees to waive any payment for use of the facility.
Host Initials: N/A

NOT APPLICABLE - ☐ RR/CC agrees to pay Host for use of the facility in the amount of $___. This payment covers all associated and incidental costs including, but not limited to, staff and custodial fees, hired security fees, cleaning fees and purchase of items, etc. used during the period identified in the Access Schedule. Private facilities must provide their W-9 to RR/CC before payment is processed. The payee name and mailing address is based on the information from the W-9.
Host Initials: N/A

Public Facility Use Payment (Check one and write your Initials to acknowledge):

☐ Host agrees to waive any and all payments for use of the facility pursuant to the California Elections Code.
Host Initials: _____

☒ RR/CC shall pay reasonable costs for of any personnel (including contractors) provided to RR/CC, including but not limited to, labor at an overtime or if applicable, double time rate, supervision, benefits, and administration incurred during the Access Schedule. An official invoice containing Agency letterhead must be submitted to RR/CC within 60 days after the election showing the breakdown of costs. RR/CC shall pay to the Host the cost, no later than forty-five (45) days following the date of RR/CC's receipt of the Host's invoice(s). Upon request, Host will provide RR/CC with supporting documentation and a breakdown of the costs invoiced pursuant to this Agreement.

Host Initials: _____

Other Costs

In the event that any unforeseen additional cost or fees are incurred by Host in connection with RR/CC's access to the designated voting space, Host shall notify RR/CC in advance of said fees/costs. Host shall provide RR/CC with detailed invoices of said costs and RR/CC shall pay Host within forty-five (45) days following the date of RR/CC's receipt of the Host's invoice(s).

Electronic Signatures

The Host and RR/CC agree to facsimile and electronic scanned versions of original signatures of authorized signatures of each party have the same force and effect as original signatures such that the parties need not follow up facsimile or electronic transmissions of executed documents with original wet-signature versions.

THE ABOVE ELECTION PLAN APPLIES ONLY TO ELECTIONS CONDUCTED BY LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK.

IN WITNESS WHEREOF, the authorized representatives of the parties have executed this agreement and it is effective as of the date of last signature below.

Los Angeles County
Registrar-Recorder/County Clerk



05/05/2026
Signature and Date

Jaime Young, Assistant Division Manager
Printed Name and Title

City of Redondo Beach

Signature and Date

Printed Name and Title

ATTACHMENT A SPECIFIC

RESPONSIBILITIES

LA County RR/CC staff is responsible for:

- Disinfecting the surfaces of all voting equipment including, but not limited to, the Ballot Marking Devices, electronic pollbooks, and central ballot box after voter use.
- Placing mitigation items such as signs, cones, mats, door stops, etc. to maintain the most accessible path to and from the voting area.

Facility staff is responsible for:

- Daily/frequent cleaning of the restrooms.
- Daily/frequent trash pick-up.
- Providing a space outside of the vote center for curbside voting.
- Allowing RR/CC staff to place mitigation items such as signs, cones, mats, door stops, etc. to maintain the most accessible path to and from the voting area.
- Provide additional signage, if needed, to direct voters to the vote center.

Additional consideration:

- Wherever feasible, doors and windows should be open during hours where election workers are present to increase airflow.

LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK

Safe Election Plan

The Los Angeles County Safe Election Plan reflects ongoing public health, safety, and security practices designed to support voters and Election Workers during in-person voting.

These practices are informed by current public health guidance, election administration best practices, and security protocols to ensure voting remains safe, accessible, and secure for all voters.

Public Health & Wellness Measures



Cleaning Practices

- Electronic Pollbooks, Ballot Marking Devices (BMDs), and other commonly used surfaces are cleaned on an ongoing basis.
- Vote Centers are maintained to support a clean and orderly voting environment.



Physical Safety & Security at Vote Centers

Los Angeles County is committed to ensuring that Vote Centers are safe, neutral, and welcoming environments for all voters.

- Federal and State law protect voters from intimidation or interference while voting.
- Election Workers are trained on de-escalation, voter assistance, and incident response protocols.
- Security procedures are in place to address disruptions while maintaining a calm and orderly voting experience.
- Voters who feel uncomfortable may choose to drop off their Vote by Mail ballot at any Vote Center or Official Ballot Drop Box, or visit any Vote Center in the County.

Our Commitment

The Safe Election Plan reflects Los Angeles County's ongoing commitment to:

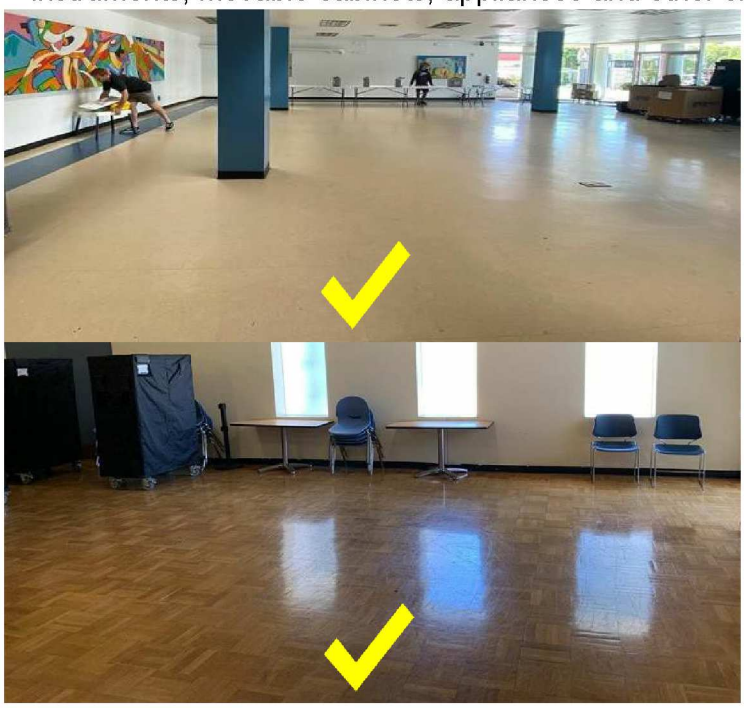
- Protecting voter health and safety
- Ensuring physical security and peace of mind at Vote Centers
- Preserving the integrity, accessibility, and confidentiality of the voting process

For more information about voting options or Vote Center locations, visit LAVOTE.GOV.

ATTACHMENT C

Voting Space

The space/s must be free from tables, chairs, printers, electronic equipment, exercise equipment, musical instruments, movable cabinets, appliances and other similar large items as shown in the pictures below.



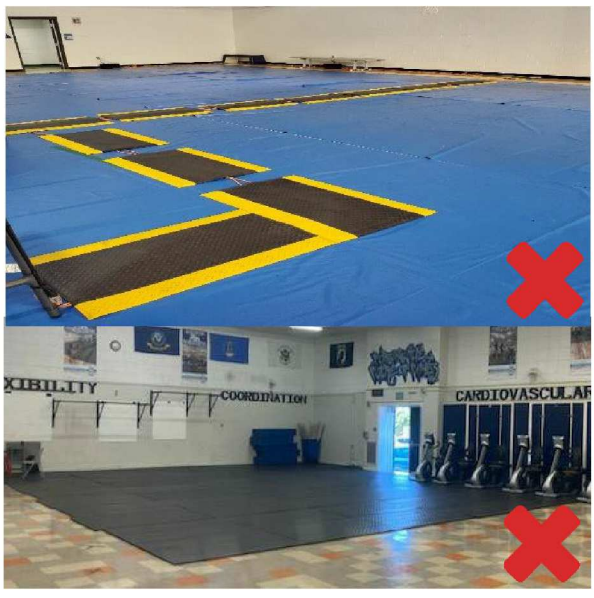


Floor Coverings

The space/s must be free from any floor coverings such as tarps and mats that may potentially cause tripping or injuries as shown in the pictures below.







Docusign, Inc.
221 Main Street, Suite 800
San Francisco, CA 94105

Offer Valid Through: May 9, 2026
Prepared By: Stuart Kendall
Quote Number: Q-01997443

ORDER FORM

Address Information

Bill To:
City of Redondo Beach
415 Diamond St,
Redondo Beach, CA, 90277
United States

Billing Contact Name:
Eleanor Manzano
Billing Email Address:
eleanor.manzano@redondo.org
Billing Phone:
(310) 318-0656

Ship To:
City of Redondo Beach
P.O. BOX 270,
Redondo Beach, CA, 90277-0270
United States

Shipping Contact Name:
Eleanor Manzano
Shipping Email Address:
eleanor.manzano@redondo.org
Shipping Phone:
(310) 318-0656

Order Details

Order Start Date: May 10, 2026
Order End Date: May 9, 2029
Billing Frequency: Annual

Payment Method: Check
Payment Terms: Net 30
Currency: USD

Products

Product Name	Subscription No.	Start Date	End Date	Quantity	Net Price
eSignature Enterprise Pro Edition - Envelope Subs.	SUB-2242312-1	May 10, 2026	May 9, 2029	1,500	$ 11,700.00
Enterprise Premier Support - eSign	SUB-2242312-1	May 10, 2026	May 9, 2029	1	$ 2,574.00

Grand Total: $14,274.00

Annualized Total

Year 1 Total: $4,758.00
Year 2 Total: $4,758.00
Year 3 Total: $4,758.00

The annualized totals above are displayed for general guidance only and may differ from the total amounts displayed on an invoice. Please refer to the Order Details and Products sections above for complete and accurate totals.

Product Details

eSignature Envelope Allowance: 1,500

Overage/Usage Fees

eSignature Enterprise Pro Edition - Envelope Subs. (Per Transaction): $8.80

Order Special Terms

Terms & Conditions

This Order Form covers the products and services described herein and is governed by the attached terms and conditions.

Billing Information

Prices shown above do not include any sales, use, value added (VAT), goods and services (GST), and/or any other similar taxes, duties, levies and or charges of any nature that might be imposed or required to be collected (collectively "taxes") by Docusign. Any such taxes are the responsibility of the Customer and will appear on the final invoice(s), as applicable. Taxes are calculated based on the ship-to location listed on your order form.

Invoice(s) for this order will be emailed automatically from invoicing@erp.docusign.com.

Please make sure this email address is on an approved setting or safe senders list, so notifications do not go to a junk folder or get caught in a spam filter.

For U.S. Customers
Is the contracting entity exempt from sales tax?
Please select Yes or No:

Docusign, Inc. uses Avalara's CertExpress to securely collect digital exemption certificates. When selecting "Yes" for tax exemption, a link will be sent to the Bill-To contact listed on this order form to submit your tax exemption certificate through CertExpress.

For other tax exemption requests, please email the applicable tax exemption documentation to taxexempt@docusign.com.

Purchase Order Information

Is a Purchase Order (PO) required for the purchase or payment of the products on this Order Form?

Please select:

By marking “No”, Customer agrees to process payment for any invoices issued pursuant to this Order Form without a PO Number.

If yes, please complete the following information, and attach your PO (if available), and the invoice will be issued referencing such PO Number:

PO Number:

Please attach PO Attachment here:

If “Yes” is marked, but a PO Number is not provided or a PO document is not attached, then Customer agrees to provide the PO information or PO document to Docusign at its earliest convenience by sending to POSubmission@docusign.com referencing this Quote Number, but agrees to still process payment per the agreed upon terms.

If Customer has attached a PO (or other document) to this Order Form, Customer acknowledges and agrees that any additional or conflicting terms appearing in such PO (or any other document) are invalid.

The below signatories are authorized, on behalf of their respective Parties, to execute this Order Form and to agree to the terms herein as of the Order Start Date.

Customer		**Docusign, Inc.**	
Signature:		Signature:	
Name:	James Light	Name:	Enhanced Signer
Job Title:		Job Title:	
Date:		Date:	

Signature

Eleanor Manzano, Attest

Signature

Joy Ford, City Attorney

Docusign Envelope ID: EB17D32A-7718-8025-83BA-2E88231F6DE1

DOCUSIGN MASTER SERVICES AGREEMENT

This DocuSign Master Services Agreement ("**MSA**") is made between DocuSign, Inc., a Delaware corporation ("**DocuSign**"), and the contracting party identified on the Order Form ("**Customer**"), together referred to as the "**Parties**" and each individually as a "**Party**", as of the date of last signature below (the "**MSA Effective Date**"). The Parties hereby agree to the terms and conditions of this MSA, including any specific services terms, product details and any applicable license and/or subscription terms will be set forth in Attachment A DocuSign Service Schedule, Attachment B CLM Service Schedule, Attachment C Security for DocuSign Services, Attachment D Data Protection for DocuSign Services, Order Form(s) and SOW(s), each of which become binding on the Parties and are incorporated into this MSA upon execution of an Order Form and/or SOW. Each Order Form and/or SOW is governed by and incorporates the following documents in effect as of the effective date of the applicable Order Form or SOW, collectively referred to as the "**Agreement**", that consists of:

1. the Order Form and/or Statement of Work;
2. any attachments, addenda, and/or appendix(ices) to this MSA or a Service Schedule;
3. Service Schedule(s); and
4. this MSA.

The applicable attachment(s), addenda, appendix(ices), and Service Schedule(s) is determined by the DocuSign Service(s) purchased on the Order Form and/or SOW. In the event of a conflict, the order of precedence is as set out above in descending order of control.

MSA Version: September 20, 2021

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1. DEFINITIONS

"**Account**" means a unique account established by Customer to enable its Authorized Users to access and use a DocuSign Service.

"**Account Administrator**" is an Authorized User who is assigned and expressly authorized by Customer as its agent to manage Customer's Account, including, without limitation, to configure administration settings, assign access and use authorizations, request different or additional services, provide usage and performance reports, manage templates, execute approved campaigns and events, assist in third-party product integrations, and to receive privacy disclosures. Customer may appoint an employee or a third-party business partner or contractor to act as its Account Administrator and may change its designation at any time through its Account.

"**Affiliate**" of a Party means any entity that the Party directly or indirectly owns or controls more than fifty percent (50%) of the voting interests of the subject entity. Any legal entity will be considered a Party's Affiliate as long as that interest is maintained.

"**Authorized User**" means one individual natural person, whether an employee, business partner, contractor, or agent of Customer or its Affiliates who is registered by Customer in Customer's Account to use the DocuSign Services. An Authorized User must be identified by a unique email address and user name, and two or more persons may not use the DocuSign Services as the same Authorized User. If the Authorized User is not an employee of Customer, use of the DocuSign Services will be allowed only if the

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user is under confidentiality obligations with Customer at least as restrictive as those in the Agreement and is accessing or using the DocuSign Services solely to support Customer's and/or Customer Affiliates' internal business purposes.

"**Confidential Information**" means: (a) for DocuSign and its Affiliates, the DocuSign Services, Documentation and other related technical information, security policies and processes, product roadmaps, and pricing; (b) for Customer and its Affiliates, Customer Data; (c) any other information of a Party or its Affiliates that is disclosed in writing or orally and is designated as confidential or proprietary at the time of disclosure to the Party, including its Affiliates, receiving Confidential Information ("**Recipient**") (and, in the case of oral disclosures, summarized in writing and delivered to the Recipient within thirty (30) days of the initial disclosure), or that due to the nature of the information the Recipient should reasonably understand it to be confidential information of the disclosing Party; and (d) the terms and conditions of the Agreement between the Parties. Confidential Information does not include any information that: (i) was or becomes generally known to the public through no fault or breach of the Agreement by the Recipient; (ii) was rightfully in the Recipient's possession at the time of disclosure without restriction on use or disclosure; (iii) was independently developed by the Recipient without use of or reference to the disclosing Party's Confidential Information; or (iv) was rightfully obtained by the Recipient from a third party not under a duty of confidentiality and without restriction on use or disclosure.

"**Customer Data**" means any content, eDocuments, materials, data and information that Customer or its Authorized Users enter into the DocuSign Services, including, but not limited to, any Customer personal data and information contained in eDocuments. Customer Data does not include any component of the DocuSign Cloud Services or material provided by or on behalf of DocuSign.

"**Documentation**" means DocuSign's then-current technical and functional documentation for the DocuSign Services as made generally available by DocuSign.

"**DocuSign Service(s)**" means the services provided by DocuSign under an Order Form or SOW, and may include software, source code, or other technology licensed to DocuSign from third parties and embedded into the services that DocuSign provides to Customer. Notwithstanding the foregoing, DocuSign Services do not include Third-Party Services (defined below).

"**eDocument**" refers to a contract, notice, disclosure, or other record or document deposited into the DocuSign Service by Customer for processing.

"**Indemnified Party(ies)**" means the Party (whether DocuSign or Customer) being indemnified under Section 9 (Third-Party Claims), including its employees, directors, agents, and representatives.

"**Indemnifying Party(ies)**" means the Party (whether DocuSign or Customer) that is providing indemnification under Section 9 (Third-Party Claims).

"**Order Form**" means the order form provided by DocuSign that sets forth the pricing and the DocuSign Services selected by Customer.

"**Order Start Date**" means the start date of the applicable Order Form as defined in that Order Form.

"**Professional Services**" means any integration, consulting, architecture, training, transition, configuration, administration, and similar ancillary DocuSign Services that are set forth in an Order Form or Statement of Work ("**SOW**").

"**Service Schedule**" means the service-specific terms and conditions applicable to the DocuSign Service(s).

"**System**" means the software systems and programs, the communication and network facilities, and the hardware and equipment used by DocuSign or its agents to make available the DocuSign Services via the Internet.

"**Third-Party Services**" means services, software, products, applications, integrations and other features or offerings that are provided by Customer or obtained by Customer from a third party.

2. USAGE AND ACCESS RIGHTS

2.1 **Right to Use.** DocuSign will provide the DocuSign Services to Customer as set forth in the Order Form and/or SOW. Subject to the terms and conditions of the Agreement, DocuSign grants to Customer a worldwide, limited, non-exclusive, non-transferable right and license during the Term, solely for its and its Affiliates' internal business purposes, and in accordance with the Documentation, to: (a)

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access and use the DocuSign Services; (b) implement, configure, and through its Account Administrator, permit its Authorized Users to access and use the DocuSign Services; and (c) access and use the Documentation. Customer will ensure that its Affiliates and all Authorized Users using the DocuSign Services under its Account comply with all of Customer's obligations under the Agreement, and Customer is responsible for their acts and omissions relating to the Agreement as though they were those of Customer. A Customer Affiliate may enter into an Order Form or SOW directly with DocuSign under this MSA by a mutually executed Order Form or SOW that references this MSA. In such event: (i) the Customer Affiliate will be bound by this MSA and will be fully responsible for its liabilities and obligations under the applicable Order Form or SOW; and (ii) all references to "**Customer**" in the Agreement will be deemed references to the Customer Affiliate set forth on the Order Form or SOW for purposes of defining the rights and obligations of the Parties hereunder.

2.2 Restrictions. Customer shall not, and shall not permit its Authorized Users or others under its control to, do the following with respect to the DocuSign Services:

(a) use the DocuSign Services, or allow access to it, in a manner that circumvents contractual usage restrictions or that exceeds Customer's authorized use or usage metrics set forth in the Agreement, including the applicable Order Form or SOW;

(b) license, sub-license, sell, re-sell, rent, lease, transfer, distribute, time share or otherwise make any portion of the DocuSign Services or Documentation available for access by third parties except as otherwise expressly provided in the Agreement;

(c) access or use the DocuSign Services or Documentation for the purpose of: (i) developing or operating products or services intended to be offered to third parties in competition with the DocuSign Services, or (ii) allowing access to its Account by a direct competitor of DocuSign;

(d) reverse engineer, decompile, disassemble, or copy any of the DocuSign Services or technologies, or otherwise attempt to derive source code or other trade secrets or create any derivative works from or about any of the DocuSign Services or technologies, or use the machine-learning algorithm output generated from the DocuSign Services to train, calibrate, or validate, in whole or in part, any other systems, programs or platforms, or for benchmarking, software-development, or other competitive purposes, except pursuant to Customer's non-waivable rights under applicable law, without DocuSign's written consent;

(e) use the DocuSign Services or Documentation in a way that: (i) violates or infringes upon the rights of a third party, including those pertaining to: contract, intellectual property, privacy, or publicity; or (ii) effects or facilitates the storage or transmission of libelous, tortious, or otherwise unlawful material including, but not limited to, material that is harassing, threatening, or obscene;

(f) fail to use commercially reasonable efforts to avoid interference with or disruption to the integrity, operation, performance, or use or enjoyment by others of the DocuSign Services;

(g) use the DocuSign Services to create, use, send, store, or run viruses or other harmful computer code, files, scripts, agents, or other programs, or circumvent or disclose the user authentication or security of the DocuSign Services or any host, network, or account related thereto or use any aspect of the DocuSign Services components other than those specifically identified in an Order Form or SOW, even if technically possible; or

(h) use, or allow the use of, the DocuSign Services in violation of Section 13.5 (Trade Restrictions).

2.3 Suspension of Access. DocuSign may suspend any use of the DocuSign Services or remove or disable any Account or content that DocuSign reasonably and in good faith believes violates the Agreement. DocuSign will use commercially reasonable efforts to notify Customer prior to any such suspension or disablement, unless DocuSign reasonably believes that: (a) it is prohibited from doing so under applicable law or under legal process (such as court or government administrative agency processes, orders, mandates, and the like); or (b) it is necessary to delay notice in order to prevent imminent harm to the DocuSign Services or a third party. Under circumstances where notice is delayed, DocuSign will provide notice if and when the related restrictions in the previous sentence no longer apply.

2.4 Third-Party Services. Customer may choose to obtain Third-Party Services from third parties and/or DocuSign (for example, through a reseller arrangement or otherwise). Any acquisition by Customer of Third-Party Services is solely between Customer and the applicable Third-Party Service

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provider and DocuSign does not warrant, support, or assume any liability or other obligation with respect to such Third-Party Services, unless expressly provided otherwise in the Order Form or the Agreement. In the event Customer chooses to integrate or interoperate Third-Party Services with DocuSign Services in a manner that requires DocuSign or the DocuSign Services to exchange Customer Data with such Third-Party Service or Third-Party Service provider, Customer: (a) grants DocuSign permission to allow the Third-Party Service and Third-Party Service provider to access Customer Data and information about Customer's usage of the Third-Party Services as appropriate and necessary to enable the interoperation of that Third-Party Service with the DocuSign Services; (b) acknowledges that any exchange of data between Customer and any Third-Party Service is solely between Customer and the Third-Party Service provider and is subject to the Third-Party Service provider's terms and conditions governing the use and provision of such Third-Party Service (the presentation and manner of acceptance of which is controlled solely by the Third-Party Service provider); and (c) agrees that DocuSign is not responsible for any disclosure, modification or deletion of Customer Data resulting from access to such data by Third-Party Services and Third-Party Service providers.

3. OWNERSHIP

3.1 Customer Data. Customer Data processed using the DocuSign Services is and will remain, as between Customer and DocuSign, owned by Customer. Customer hereby grants DocuSign the right to process, transmit, store and disclose the Customer Data in order to provide the DocuSign Services to Customer, subject to the terms of Section 11.2 (Required Disclosure) below.

3.2 DocuSign Services. DocuSign, its Affiliates, or its licensors own all right, title, and interest in and to any and all copyrights, trademark rights, patent rights, database rights, and other intellectual property or other rights in and to the DocuSign Services and Documentation, any improvements, design contributions, or derivative works thereto, and any knowledge or processes related thereto (including any machine learning algorithms output from the DocuSign Services) and/or provided hereunder. Unless otherwise specified in the applicable SOW, all deliverables provided by or for DocuSign in the performance of Professional Services, excluding Customer Data and Customer Confidential Information, are owned by DocuSign and constitute part of the DocuSign Service(s) under the Agreement.

3.3 Feedback. DocuSign encourages Customer to provide suggestions, proposals, ideas, recommendations, or other feedback regarding improvements to DocuSign Services and related resources ("**Feedback**"). To the extent Customer provides Feedback, Customer grants to DocuSign and its Affiliates a royalty-free, fully paid, sub-licensable, transferable (notwithstanding Section 13.2 (Assignability)), non-exclusive, irrevocable, perpetual, worldwide right and license to make, use, sell, offer for sale, import, and otherwise exploit Feedback (including by incorporation of such feedback into the DocuSign Services) without restriction. Customer shall ensure that: (a) Feedback does not identify Customer, its Affiliates, or Authorized Users, or include any Customer Data; and (b) Customer has obtained requisite authorization from any Authorized User or other third party to grant the license described herein. For the avoidance of doubt, Feedback does not constitute Customer Confidential Information.

4. SECURITY AND CUSTOMER DATA

4.1 Security. DocuSign will use commercially reasonable industry standard security technologies in providing the DocuSign Services. DocuSign has implemented and will maintain appropriate technical and organizational measures, including information security policies and safeguards, designed to preserve the security, integrity, and confidentiality of Customer Data and Customer personal data and to protect against unauthorized or unlawful disclosure or corruption of or access to such data in accordance with Attachment C Security Attachment for DocuSign Additional or differing security obligations, if any, will be expressly set forth in the applicable Service Schedule, Order Form, or separate written agreement between the Parties.

4.2 Customer Data. Customer is responsible for Customer Data (including Customer personal data) as entered into, supplied or used by Customer and its Authorized Users in the DocuSign Services. Further, Customer is solely responsible for determining the suitability of the DocuSign Services for Customer's business and complying with any applicable data privacy and protection regulations, laws or conventions applicable to Customer Data and Customer's use of the DocuSign Services. Customer grants to DocuSign the non-exclusive right to process Customer Data (including personal data) in accordance with the Data Protection Attachment D for DocuSign Services, for the sole purpose of and

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only to the extent necessary for DocuSign:, for the sole purpose of and only to the extent necessary for DocuSign: (a) to provide the DocuSign Services; (b) to verify Customer's compliance with the restrictions set forth in Section 2.2 (Restrictions) if DocuSign has a reasonable belief of Customer's non-compliance; and (c) as otherwise set forth in the Agreement.

4.3 Usage Data. DocuSign may collect and use data, information, or insights generated or derived from the use of the DocuSign Services ("**Usage Data**") for its business purposes, including industry analysis, benchmarking, analytics, marketing, and developing, training and improving its products and services. DocuSign will deidentify and anonymize all Usage Data, and will disclose such Usage Data in aggregate form only in a manner that does not identify Customer, its Authorized Users, Customer Data, or Customer's Confidential Information.

5. PAYMENT OF FEES

5.1 Fees. Except as expressly set forth in the applicable Order Form or SOW, Customer will pay all fees set forth in the Order Form or SOW in accordance with the following: (a) DocuSign Services fees are invoiced annually in advance; (b) the first invoice will coincide with the Order Start Date of an Order Form or the effective date of a SOW; (c) payment will be due within thirty (30) days from the date of the invoice; and (d) all amounts will be denominated and payable in the currency specified in the Order Form and/or SOW. Unless otherwise agreed to by the Parties and expressly noted in the Order Form and/or SOW, invoices will be sent to Customer via email. Upon execution by Customer and DocuSign, each Order Form and/or SOW is non-cancellable and non-refundable except as provided in the Agreement, and the Term as set forth in the Order Form for DocuSign Services is a continuous and non-divisible commitment for the full duration of the Term regardless of any invoice schedule. Customer may withhold from payment any charge or amount disputed by Customer in good faith pending resolution of such dispute, provided that Customer: (i) notifies DocuSign of the dispute prior to the date such payment is due, specifying in such notice (A) the amount in dispute, and (B) the reason for the dispute set out in sufficient detail to facilitate investigation by DocuSign and resolution by the Parties; (ii) makes timely payment of all undisputed charges and amounts; (iii) works diligently with DocuSign to resolve the dispute promptly; and (iv) pays all amounts that are determined to be payable by resolution of the dispute (by adversarial proceedings, agreement or otherwise) within ten (10) days following such resolution.

5.2 Purchase Orders. If Customer issues a purchase order, then it shall be for the full amount set forth in the applicable Order Form or SOW, and DocuSign hereby rejects any additional or conflicting terms appearing in a purchase order or any other ordering materials submitted by Customer, and conditions assent solely based on the terms and conditions of the Agreement as offered by DocuSign. Upon request, DocuSign shall reference the purchase order number on its invoices, provided, however, that Customer acknowledges that it is Customer's responsibility to provide the corresponding purchase order information (including a purchase order number) to DocuSign upon the signing of any Order Form. Customer agrees that a failure to provide DocuSign with the corresponding purchase order shall not relieve Customer of its obligations to provide payment to DocuSign pursuant to Section 5.1 (Fees) above.

5.3 Offsets; Late Charges; Attorneys' Fees. If DocuSign owes any amounts to Customer that are not derived from the Agreement, such amounts will not be withheld or offset against any invoice issued under the Agreement. DocuSign may assess late charges equal to the lesser of one and one-half percent (1.5%) of the unpaid balance per month or the highest rate permitted by applicable law. Customer will be responsible for any reasonable attorneys' fees, costs, and expenses incurred by DocuSign to collect any amounts that are not paid when due. If Customer fails to timely pay any amounts due under the Agreement, then without limitation of any of its other rights or remedies, DocuSign may suspend performance of those DocuSign Services until DocuSign receives all past due amounts from Customer.

6. TAXES

6.1 Tax Responsibility. All payments required by the Agreement are stated exclusive of all taxes, duties, levies, imposts, fines or similar governmental assessments, including sales and use taxes, value-added taxes ("**VAT**"), goods and services taxes ("**GST**"), excise, business, service, and similar transactional taxes imposed by any jurisdiction and the interest and penalties thereon (collectively, "**Taxes**"). Without limiting the foregoing, Customer shall be responsible for and bear Taxes associated with its purchase of, payment for, access to or use of the DocuSign Services. Taxes shall not be deducted from the payments to DocuSign, except as required by law, in which case Customer shall increase the amount payable as necessary so that after making all required deductions and withholdings, DocuSign receives and retains (free from any Tax liability) an amount equal to the amount it would have received

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had no such deductions or withholdings been made. If Customer claims tax exempt status for amounts due under the Agreement, it shall provide DocuSign with a valid tax exemption certificate (authorized by the applicable governmental authority) to avoid application of Taxes to Customer's invoice. Each Party is responsible for and shall bear Taxes imposed on its net income. Customer hereby confirms that DocuSign can rely on the ship-to name and address set forth in the Order Form(s) or SOW Customer places directly with DocuSign as being the place of supply for Tax purposes. The Parties' obligations under this Section 6.1 (Tax Responsibility) shall survive the termination or expiration of the Agreement.

6.2 Invoicing Taxes. If DocuSign is required to invoice or collect Taxes associated with Customer's purchase of, payment for, access to or use of the DocuSign Services, DocuSign will issue an invoice to Customer including the amount of those Taxes, itemized where required by law. If applicable, Customer shall provide to DocuSign its VAT, GST or similar tax identification number(s) on the Order Form or SOW. Customer shall use the ordered DocuSign Services for Customer's business use in the locations set forth on the Order Form or SOW in accordance with the provided VAT or GST identification number(s).

7. TERM AND TERMINATION

7.1 Term. The term of an Order Form and any associated Service Schedule(s) is the period of time, including all renewals thereto, that begins on the Order Start Date and, unless terminated sooner as provided herein, will continue until the Order End Date, both dates as specified on the Order Form (the "**Term**"). In the case of a SOW for Professional Services, if no end date is specified in the SOW, then the SOW shall expire upon completion of Professional Services or early termination as permitted by the Agreement. The term of this MSA and the Agreement shall continue as long as an Order Form or SOW referencing or incorporated into this MSA remains valid and in effect. Termination or expiration of any Order Form or SOW shall leave other Order Forms or SOWs unaffected.

7.2 Termination for Breach; Termination for Insolvency. If either Party commits a material breach or default in the performance of any of its obligations under the Agreement, then the other Party may terminate the Agreement in its entirety by giving the defaulting Party written notice of termination, unless the material breach or default in performance is cured within thirty (30) days after the defaulting Party receives notice thereof. Either Party may terminate the Agreement in its entirety upon written notice if the other Party becomes the subject of a petition in bankruptcy or any proceeding related to its insolvency, receivership or liquidation, in any jurisdiction, that is not dismissed within sixty (60) days of its commencement, or an assignment for the benefit of creditors.

7.3 Post-Termination Obligations. If the Agreement expires or is terminated for any reason: (a) Customer will pay to DocuSign any amounts that have accrued before, and remain unpaid as of, the effective date of the expiration or termination; (b) any and all liabilities of either Party to the other Party that have accrued before the effective date of the expiration or termination will survive; (c) licenses and use rights granted to Customer with respect to the DocuSign Services and related intellectual property will immediately terminate; (d) DocuSign's obligation to provide any further DocuSign Services to Customer under the Agreement will immediately terminate, except any such DocuSign Services that are expressly to be provided following the expiration or termination of the Agreement; and (e) the Parties' rights and obligations under Sections 4.3, 6.1, 7.3, 8.3, and 10 through 13 will survive.

8. WARRANTIES AND DISCLAIMERS

8.1 DocuSign Service Warranties. DocuSign warrants that: (a) during the applicable Term, the DocuSign Services, when used as authorized under the Agreement, will perform substantially in conformance with the Documentation associated with the applicable DocuSign Services; and (b) DocuSign will use commercially reasonable efforts to ensure that the DocuSign Services do not introduce files, scripts, agents, or programs intended to do harm, including, for example, viruses, worms, time bombs, and Trojan horses into Customer's system. Customer's sole and exclusive remedy for any breach of these warranties by DocuSign is for DocuSign to repair or replace the affected DocuSign Services to make them conform, or, if DocuSign determines that the foregoing remedy is not commercially reasonable, then either Party may terminate the Agreement.

8.2 Mutual Warranties. Each Party represents and warrants that: (a) the Agreement has been duly executed by a person authorized to sign the Agreement and delivered and constitutes a valid and binding agreement enforceable against it in accordance with the terms of the Agreement; and (b) no authorization or approval from any third party is required in connection with its execution of the Agreement.

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8.3 **DISCLAIMER.** EXCEPT FOR THE EXPRESS REPRESENTATIONS AND WARRANTIES STATED IN THE AGREEMENT, DOCUSIGN: (A) MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, WHETHER EXPRESS, IMPLIED IN FACT OR BY OPERATION OF LAW, OR STATUTORY, AS TO ANY MATTER WHATSOEVER; (B) DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND TITLE; AND (C) DOES NOT WARRANT THAT THE DOCUSIGN SERVICES ARE OR WILL BE ERROR-FREE OR MEET CUSTOMER'S REQUIREMENTS. CUSTOMER HAS NO RIGHT TO MAKE OR PASS ON ANY REPRESENTATION OR WARRANTY ON BEHALF OF DOCUSIGN TO ANY THIRD PARTY.

9. THIRD-PARTY CLAIMS

9.1 **By DocuSign.** DocuSign will defend and, in accordance with Section 9.3 (Procedures), indemnify Customer's Indemnified Parties from and against, any: (a) third-party claim; (b) third-party legal action; or (c) administrative agency action or proceeding (each, a "**Claim**") to the extent arising from: (i) any actual breach by DocuSign of specified security safeguards under the Agreement related to the DocuSign Services that results in the breach of its confidentiality obligations in Section 11 (Confidentiality); and (ii) any alleged infringement of any third-party intellectual property right occurring from Customer's use of the DocuSign Services as authorized under the Agreement. Notwithstanding the foregoing, DocuSign will not be responsible for any Claim due to Customer's or its Authorized User's combination of DocuSign Services with goods or services provided by third parties, including any Third-Party Services; adherence to specifications, designs, or instructions furnished by Customer; or Customer's modification of the DocuSign Services not described in the Documentation or otherwise expressly authorized by DocuSign in writing.

9.2 **By Customer.** Customer will defend and, in accordance with Section 9.3 (Procedures), indemnify DocuSign's Indemnified Parties from and against, any Claim to the extent arising from: (a) use of the DocuSign Services by Customer or its Authorized Users in violation of the Agreement, the Documentation, or applicable law; (b) any breach by Customer of its obligations under Section 2.2 (e) through (h) (Restrictions) or Section 11 (Confidentiality); or (c) the nature and content of all Customer Data processed by the DocuSign Services.

9.3 **Procedures.** The Parties' respective obligations in this Section 9 (Third-Party Claims) are conditioned on: (a) the Indemnified Parties giving the Indemnifying Party prompt written notice of the Claim, except that the failure to provide prompt notice will only limit the indemnification obligations to the extent the Indemnifying Party is prejudiced by the delay or failure; (b) the Indemnifying Party being given full and complete control over the defense and settlement of the Claim; and (c) the relevant Indemnified Parties providing assistance in connection with the defense and settlement of the Claim, as the Indemnifying Party may reasonably request. The Indemnifying Party will indemnify the Indemnified Parties against: (i) all damages, costs, and attorneys' fees finally awarded against any of them with respect to any Claim; (ii) all out-of-pocket costs (including reasonable attorneys' fees) reasonably incurred by any of them in connection with the defense of the Claim (other than attorneys' fees and costs incurred without the Indemnifying Party's consent after it has accepted defense of such Claim); and (iii) all amounts that the Indemnifying Party agreed to pay to any third party in settlement of any Claims arising under this Section 9 (Third-Party Claims) and settled by the Indemnifying Party or with its approval. The Indemnifying Party shall not, without the relevant applicable Indemnified Parties' prior written consent, agree to any settlement on behalf of such Indemnified Parties which includes either the obligation to pay any amounts, or any admissions of liability, whether civil or criminal, on the part of any of the Indemnified Parties.

9.4 **Infringement Remedy.** If Customer is enjoined or otherwise prohibited from using any of the DocuSign Services or a portion thereof based on a Claim covered by DocuSign's indemnification obligations under Section 9.1 (By DocuSign) above, then DocuSign will, at its sole expense and option, either: (a) obtain for Customer the right to use the affected portions of the DocuSign Services; (b) modify the allegedly infringing portions of the DocuSign Services so as to avoid the Claim without substantially diminishing or impairing their functionality; or (c) replace the allegedly infringing portions of the DocuSign Services with items of substantially similar functionality so as to avoid the Claim. If DocuSign determines that the foregoing remedies are not commercially reasonable and notifies Customer of such determination, then either Party may terminate the Agreement, and in such case, DocuSign will provide a prorated refund to Customer for any prepaid fees for the infringing DocuSign Services received by DocuSign under the Agreement that correspond to the unused portion of the Term. The remedies set out

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in this Section 9 (Third-Party Claims) are Customer's sole and exclusive remedies for any actual or alleged infringement by the DocuSign Services of any third-party intellectual property right.

10. LIMITATION OF LIABILITY

10.1 Exclusion of Damages. EXCEPT FOR THE PARTIES' EXPRESS OBLIGATIONS UNDER SECTION 9 (THIRD-PARTY CLAIMS), UNDER NO CIRCUMSTANCES, AND REGARDLESS OF THE NATURE OF THE CLAIM, SHALL EITHER PARTY (OR THEIR RESPECTIVE AFFILIATES) BE LIABLE TO THE OTHER PARTY FOR LOSS OF PROFITS, SALES OR BUSINESS, LOSS OF ANTICIPATED SAVINGS, LOSS OF USE OR CORRUPTION OF SOFTWARE, DATA OR INFORMATION, WORK STOPPAGE OR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, COVER, PUNITIVE, OR EXEMPLARY DAMAGES ARISING OUT OF OR RELATED TO THE AGREEMENT, EVEN IF APPRISED OF THE LIKELIHOOD OF SUCH LOSSES.

10.2 Limitation of Liability. EXCEPT FOR: (A) THE PARTIES' EXPRESS OBLIGATIONS UNDER SECTION 9 (THIRD-PARTY CLAIMS); (B) DAMAGES RESULTING FROM DEATH OR BODILY INJURY, OR PHYSICAL DAMAGE TO TANGIBLE REAL OR PERSONAL PROPERTY, CAUSED BY EITHER PARTY'S NEGLIGENCE; (C) DAMAGES RESULTING FROM EITHER PARTY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT; AND (D) DOCUSIGN'S RIGHT TO COLLECT UNPAID FEES DUE HEREUNDER, TO THE EXTENT PERMITTED BY LAW, THE TOTAL, CUMULATIVE LIABILITY OF EACH PARTY (AND THEIR RESPECTIVE AFFILIATES) ARISING OUT OF OR RELATED TO THE AGREEMENT WILL BE LIMITED TO THE AMOUNTS PAID BY CUSTOMER FOR THE DOCUSIGN SERVICE(S) DURING THE TWELVE (12) MONTH PERIOD PRECEDING THE FIRST EVENT GIVING RISE TO LIABILITY. THE FOREGOING LIMITATION WILL APPLY WHETHER AN ACTION IS IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF STATUTORY DUTY, OR ANY OTHER LEGAL OR EQUITABLE THEORY. THE PARTIES FURTHER ACKNOWLEDGE THAT CUSTOMER MAY HAVE STATUTORY RIGHTS AGAINST DOCUSIGN FRANCE SAS AND CUSTOMER ACKNOWLEDGES AND AGREES THAT ANY AMOUNTS RECOVERED BY CUSTOMER AGAINST DOCUSIGN FRANCE SAS PURSUANT TO SUCH RIGHTS SHALL BE AGGREGATED WITH ANY OTHER CLAIMS HEREUNDER FOR PURPOSES OF THE CAP ON DAMAGES SET FORTH ABOVE.

10.3 Independent Allocations of Risk. Each provision of the Agreement that provides for a limitation of liability, disclaimer of warranties, or exclusion of damages represents an agreed allocation of the risks of this Agreement between the Parties. This allocation is reflected in the pricing offered by DocuSign to Customer and is an essential element of the basis of the bargain between the Parties. Each of these provisions is severable and independent of all other provisions of the Agreement, and each of these provisions will apply even if the warranties in the Agreement have failed of their essential purpose.

11. CONFIDENTIALITY

11.1 Restricted Use and Nondisclosure. During and after the Term, Recipient will: (a) use the Confidential Information of the disclosing Party solely for the purpose for which it is provided; (b) not disclose such Confidential Information to a third party, except on a need-to-know basis to its Affiliates, attorneys, auditors, consultants, and service providers who are under confidentiality obligations at least as restrictive as those contained herein; and (c) protect such Confidential Information from unauthorized use and disclosure to the same extent (but using no less than a reasonable degree of care) that it protects its own Confidential Information of a similar nature.

11.2 Required Disclosure. If Recipient is required by law to disclose Confidential Information of the disclosing Party, Recipient will give prompt written notice to the disclosing Party before making the disclosure, unless prohibited from doing so by legal or administrative process, and cooperate with the disclosing Party to obtain where reasonably available an order protecting the Confidential Information from public disclosure.

11.3 Ownership. Recipient acknowledges that, as between the Parties, all Confidential Information it receives from the disclosing Party, including all copies thereof in Recipient's possession or control, in any media, is proprietary to and exclusively owned by the disclosing Party. Nothing in the Agreement grants Recipient any right, title or interest in or to any of the disclosing Party's Confidential Information. Recipient's incorporation of the disclosing Party's Confidential Information into any of its own materials will not render Confidential Information non-confidential.

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11.4 Remedies. Recipient acknowledges that any actual or threatened breach of this Section 11 (Confidentiality) may cause irreparable, non-monetary injury to the disclosing Party, the extent of which may be difficult to ascertain. Accordingly, the disclosing Party is entitled to (but not required to) seek injunctive relief in addition to all remedies available to the disclosing Party at law and/or in equity, to prevent or mitigate any breaches of the Agreement or damages that may otherwise result from those breaches. Absent written consent of the disclosing Party to the disclosure, the Recipient, in the case of a breach of this Section 11 (Confidentiality), has the burden of proving that the disclosing Party's Confidential Information is not, or is no longer, confidential or a trade secret and that the disclosure does not otherwise violate this Section 11 (Confidentiality).

12. GOVERNING LAW AND VENUE

12.1

The Agreement is governed by the laws of the State of Michigan, U.S.A., without reference to its choice of law rules to the contrary. The Parties hereby irrevocably consent to the exclusive jurisdiction of, and venue in, any federal or state court of competent jurisdiction located in Washtenaw County, Michigan, for the purposes of adjudicating any dispute arising out of the Agreement. To the extent permitted by law, choice of law rules, the 1980 U.N. Convention on Contracts for the International Sale of Goods, and the Uniform Computer Information Transactions Act as enacted, shall not apply. Notwithstanding the foregoing, either Party may at any time seek and obtain appropriate legal or equitable relief in any court of competent jurisdiction for claims regarding such Party's intellectual property rights. Each Party hereby irrevocably waives, to the fullest extent permitted by law, any and all right to trial by jury in any legal proceeding arising out of or relating to the Agreement.

12.2 To the extent allowed by law, the English version of the Agreement is binding, and other translations are for convenience only.

13. GENERAL

13.1 Relationship. The Parties are independent contractors. The Agreement does not create a partnership, franchise, joint venture, agency, fiduciary or employment relationship between the Parties. Except as set forth in the Agreement, nothing in the Agreement, expressed or implied is intended to give rise to any third-party beneficiary.

13.2 Assignability. Neither Party may assign its rights or obligations under the Agreement without the other Party's prior written consent. Notwithstanding the foregoing, either Party may assign its rights and obligations under the Agreement to an Affiliate as part of a reorganization, or to a purchaser of its business entity or substantially all of its assets or business to which rights and obligations pertain without the other Party's consent, provided that: (a) the purchaser is not insolvent or otherwise unable to pay its debts as they become due; (b) the purchaser is not a competitor of the other Party; and (c) any assignee is bound hereby. Other than the foregoing, any attempt by either Party to transfer its rights or obligations under the Agreement will be void.

13.3 Notices. Any notice required or permitted to be given in accordance with the Agreement will be effective only if it is in writing and sent using: (a) DocuSign Services; (b) certified or registered mail; or (c) a nationally recognized overnight courier, to the appropriate Party at the address set forth on the Order Form, with a copy, in the case of DocuSign, to legal@docusign.com. Each Party hereto expressly consents to service of process by registered mail. Either Party may change its address for receipt of notice by notice to the other Party through a notice provided in accordance with this Section 13.3 (Notices). Notices are deemed given upon receipt if delivered using DocuSign Services, two (2) business days following the date of mailing, or one (1) business day following delivery to a courier.

13.4 Force Majeure. In the event that either Party is prevented from performing, or is unable to perform, any of its obligations under the Agreement due to any cause beyond the reasonable control of the Party invoking this provision (including, without limitation, for causes due to war, fire, earthquake, flood, hurricane, riots, acts of God, telecommunications outage not caused by the obligated Party, or other similar causes) ("**Force Majeure Event**"), the affected Party's performance will be excused and the time for performance will be extended for the period of delay or inability to perform due to such occurrence; provided that the affected Party: (a) provides the other Party with prompt notice of the nature and expected duration of the Force Majeure Event; (b) uses commercially reasonable efforts to address and mitigate the cause and effect of such Force Majeure Event; (c) provides periodic notice of relevant developments; and (d) provides prompt notice of the end of such Force Majeure Event. Delays in fulfilling

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the obligations to pay hereunder are excused only to the extent that payments are entirely prevented by the Force Majeure Event.

13.5 Trade Restrictions. The DocuSign Services, Documentation, and the provision and any derivatives thereof are subject to the export control and sanctions laws and regulations of the United States and other countries that may prohibit or restrict access by certain persons or from certain countries or territories ("**Trade Restrictions**").

(a) Each Party shall comply with all applicable Trade Restrictions in performance of the Agreement. For the avoidance of doubt, nothing in this Agreement is intended to induce or require either Party to act in any manner which is penalized or prohibited under any applicable laws, rules, regulations or decrees.

(b) Customer represents that it is not a Restricted Party. "**Restricted Party**" means any person or entity that is: (i) located or organized in a country or territory subject to comprehensive U.S. sanctions (currently including Cuba, Crimea, Iran, North Korea, Syria) ("**Sanctioned Territory**"); (ii) owned or controlled by or acting on behalf of the government of a Sanctioned Territory; (iii) an entity organized in or a resident of a Sanctioned Territory; (iv) identified on any list of restricted parties targeted under U.S., EU or multilateral sanctions, including, but not limited to, the U.S. Department of the Treasury, Office of Foreign Assets Control's ("**OFAC**") List of Specially Designated Nationals and Other Blocked Persons, the OFAC Sectoral Sanctions List, the U.S. State Department's Nonproliferation Sanctions and other lists, the U.S. Commerce Department's Entity List or Denied Persons List located on the Website of the International Trade Administration, .where you will find the consolidated list of persons, groups and entities subject to EU financial sanctions from time to time; or (v) owned or controlled by, or acting on behalf of, any of the foregoing. (c) Customer acknowledges and agrees that it is solely responsible for complying with, and shall comply with, Trade Restrictions applicable to any of its own or its Affiliates' or Authorized Users' content or Customer Data transmitted through the DocuSign Services. Customer shall not and shall not permit any Authorized User to access, use, or make the DocuSign Services available to or by any Restricted Party or to or from within any Sanctioned Territory.

13.6 Anti-Corruption. In connection with the DocuSign Services performed under the Agreement and Customer's use of the DocuSign Services, the Parties agree to comply with all applicable anti-corruption and anti-bribery related laws, statutes, and regulations.

13.7 U.S. Government Rights. All DocuSign Services, including Documentation, and any software as may be provided under an applicable Service Schedule, are deemed to be "commercial computer software" and "commercial computer software documentation". "Commercial computer software" has the meaning set forth in Federal Acquisition Regulation ("**FAR**") 2.101 for civilian agency purchases and the Department of Defense ("**DOD**") FAR Supplement ("**DFARS**") 252.227-7014(a)(1) for defense agency purchases. If the software is licensed or the DocuSign Services are acquired by or on behalf of a civilian agency, DocuSign provides the commercial computer software and/or commercial computer software documentation and other technical data subject to the terms of the Agreement as required in FAR 12.212 (Computer Software) and FAR 12.211 (Technical Data) and their successors. If the software is licensed or the DocuSign Services are acquired by or on behalf of any agency within the DOD, DocuSign provides the commercial computer software and/or commercial computer software documentation and other technical data subject to the terms of the Agreement as specified in DFARS 227.7202-3 and its successors. Only if this is a DOD prime contract or DOD subcontract, the Government acquires additional rights in technical data as set forth in DFARS 252.227-7015. Except as otherwise set forth in an applicable Service Schedule, this Section 13.7 (U.S. Government Rights) is in lieu of, and supersedes, any other FAR, DFARS or other clause or provision that addresses U.S. Government rights in computer software or technical data.

13.8 Publicity. Neither Party shall refer to the identity of the other Party in promotional material, publications, or press releases or other forms of publicity relating to the DocuSign Services unless the prior written consent of the other Party has been obtained, provided, however, that DocuSign may use Customer's name and logo for the limited purpose of identifying Customer as a customer of the DocuSign Services.

13.9 Waiver. The waiver by either Party of any breach of any provision of the Agreement does not waive any other breach. The failure of any Party to insist on strict performance of any covenant or

obligation in accordance with the Agreement will not be a waiver of such Party's right to demand strict compliance in the future, nor will the same be construed as a novation of the Agreement.

13.10 Severability. If any part of the Agreement is found to be illegal, unenforceable, or invalid, the remaining portions of the Agreement will remain in full force and effect.

13.11 Entire Agreement. The Agreement is the final, complete, and exclusive expression of the agreement between the Parties regarding the DocuSign Services provided under the Agreement. The Agreement supersedes and replaces, and the Parties disclaim any reliance on, all previous oral and written communications (including any confidentiality agreements pertaining to the DocuSign Services under the Agreement), representations, proposals, understandings, undertakings, and negotiations with respect to the subject matter hereof and apply to the exclusion of any other terms that Customer seeks to impose or incorporate, or which are implied by trade, custom, practice, or course of dealing. The Agreement may be changed only by a written agreement signed by an authorized agent of both Parties. The Agreement will prevail over terms and conditions of any Customer-issued purchase order or other ordering documents, which will have no force and effect, even if DocuSign accepts or does not otherwise reject the purchase order or other ordering document.

The below signatories are authorized to sign on behalf of their respective Party(ies) and to agree to the terms of this MSA and any documents incorporated herein as of the MSA Effective Date.

Customer

Signature: DocuSigned by: William C. Brand E6413C7231DF4E1...

Name: William C. Brand
Title: Mayor
Date: May 16, 2022

ATTEST: DocuSigned by: Eleanor Manzano 8CCEB7E3C4ECK

Eleanor Manzano, City Clerk

APPROVED AS TO FORM: DocuSigned by: Michael W. Webb 669049EDE03D482...

Michael W. Webb, City Attorney

DocuSign, Inc.

Signature: DocuSigned by: Jessica O'Connor 25CDD234E45A44B...

Name: Jessica O'Connor
Title: Sr. Manager, Revenue Operations
Date: May 16, 2022

DS BC

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ADDENDUM to the DocuSign MSA for U.S. PUBLIC ENTITIES

This Addendum to the DocuSign MSA for U.S. Public Entities (**"Addendum"**) is made part of the Master Services Agreement between the Parties. Unless otherwise defined in this Addendum, capitalized terms will have the meaning given to them in the Agreement. This Addendum applies to Customer only if Customer is (i) a United States state or local government or agency thereof, or (ii) a United States public school (including both K-12 and university institutions), but only to the extent the DocuSign Services are being used in an Authorized User's official capacity as a state, local government, or school official or employee (**"Official Use"**). If there is any conflict between the Addendum and the Agreement, the applicable terms of this Addendum will prevail. Nothing in this Addendum makes DocuSign a government contractor for any federal, state, local, or foreign government.

1. **Licensed Use.** The phrase "internal business purposes" as used in the Agreement means Official Use by Authorized Users for Customer's internal purposes.

2. **Terms Prohibited by Law.** Provisions of the Agreement that cannot be accepted by Customer under Customer's state constitution or laws shall not apply to the extent of such prohibitions, but will apply to the full extent, if any, permitted by applicable law.

3. **Public Records.** The provisions of the Agreement regarding Customer's use of DocuSign Confidential Information are hereby modified to be consistent with Customer's state law with respect to use and disclosure of public records including without limitation any applicable "Freedom of Information" laws. If Customer is required by law to disclose any information that would be considered to Confidential Information under DocuSign's standard terms, Customer agrees to make reasonable efforts to notify DocuSign of such disclosure, to limit such disclosure to only that information that is required to be disclosed by law by redacting or withholding information where possible, and to cooperate in any effort reasonably made by DocuSign to prevent or limit such disclosure.

4. **Governing Law and Venue.** Provisions of the Agreement pertaining to governing law and venue do not apply to Official Use of the DocuSign Services to the extent such provisions are prohibited by Customer's state constitution or laws, in which case this Agreement is governed by the laws of Customer's state.

5. **No Endorsement.** DocuSign agrees that Customer's seals, trademarks, logos, service marks, trade names, and the fact that Customer has a presence on one of DocuSign's websites or uses the DocuSign Services, will not be used by DocuSign in such a manner as to state or imply that DocuSign's products or services are endorsed, sponsored or recommended by Customer or are considered by Customer to be superior to any other products or services without prior approval from Customer or by other relevant government authority. Except for pages whose design and content is under the control of the Customer, or for links to or promotion of such pages, DocuSign agrees not to display any Customer or government seals, trademarks, logos, service marks, and trade names on our homepage or elsewhere on one of DocuSign's hosted sites unless permission to do so has been granted by Customer or by other relevant government authority. Notwithstanding the foregoing, Customer hereby agrees that DocuSign may list Customer's name in a publicly available customer list on a DocuSign website or elsewhere so long as the name is not displayed in a more prominent fashion than that of any other third-party customer name.

6. **Discrimination and Non-Segregation.** DocuSign, Inc. is a federal contractor. As a result, the Equal Opportunity Clause set forth in 41 C.F.R. parts 60-1.4(a), and the employee notice found at 29 C.F.R. Part 471, Appendix A to Subpart A are incorporated by reference herein. In addition, DocuSign shall abide by the requirements of 41 C.F.R. §§ 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals on the basis of protected veteran status or disability, and require affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

7. **FERPA.** If Customer wants its students to use the DocuSign Services (permitted only for students age 13 and older), Customer is responsible for complying with the U.S. Family Educational Rights and Privacy Act (**"FERPA"**). This means Customer must notify those students' parents/guardians of the personally identifiable information that it will collect and share with DocuSign and obtain parental/guardian consent before its students sign up or use the DocuSign Services. When obtaining such consent, Customer should provide parents/guardians with a copy of DocuSign's Privacy Policy (available upon request). Customer must keep all consents on file and provide them to DocuSign at DocuSign's reasonable request. If Customer is located outside of the United States, DocuSign will rely upon Customer to obtain any required consents or approvals from the parent or guardian of any student covered

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by similar laws and, as a condition to Customer's and its students' use of the DocuSign Services, Customer will comply with such laws. DocuSign acknowledges that, as between DocuSign and Customer, DocuSign may be considered a "School Official" as that term is used in FERPA and its implementing regulations. As such, DocuSign agrees that it will hold all Customer Data (including personal data therein) in strict confidence pursuant to the terms of the Agreement and will not use or disclose Customer Data except: (a) as required to provide the DocuSign Services to Customer or (b) as required by law, but only to the extent permitted and only in the manner prescribed by the law, and (c) as otherwise expressly authorized by the Agreement and in accordance with DocuSign's Privacy Policy (available upon request). This section will not create any obligations on the part of DocuSign outside those set forth in this Agreement.

8. Gramm-Leach-Bliley Act. DocuSign agrees and warrants it has implemented information security policies and safeguards to preserve the security, integrity, and confidentiality of eDocument and to protect against unauthorized access and anticipated threats or hazards thereto, that meet the objectives of the Interagency Guidelines Establishing Standards for Safeguarding Customer Information as set forth in Section 501(b) of the Gramm-Leach-Bliley Act.

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Attachment A: SERVICE SCHEDULE for DOCUSIGN SIGNATURE

Service Schedule revision date: August 1, 2019. Unless otherwise defined in this Service Schedule, capitalized terms will have the meaning given to them in the Agreement.

1. DEFINITIONS

"DocuSign Signature" means the on-demand electronic signature DocuSign Service, which provides online display, certified delivery, acknowledgement, electronic signature, and storage services for eDocuments via the Internet.

"Envelope" means an electronic record containing one or more eDocuments consisting of a single page or a group of pages of data uploaded to the System.

"Signer" means a person designated by an Authorized User to access and/or take action upon the eDocuments sent to such individual via DocuSign Signature.

"System" refers to the software systems and programs, the communication and network facilities, and the hardware and equipment used by DocuSign or its agents to make available the DocuSign Signature service via the Internet.

"Transaction Data" means the metadata associated with an Envelope (such as transaction history, image hash value, method and time of Envelope deletion, sender and recipient names, email addresses and signature IDs) that DocuSign may use to generate and maintain the digital audit trail required by DocuSign Signature.

2. ADDITIONAL USAGE LIMITATIONS AND CUSTOMER RESPONSIBILITIES

2.1 DocuSign's provision of DocuSign Signature is conditioned on Customer's acknowledgement of and agreement to the following:

(a) DocuSign Signature facilitates the execution of eDocuments between the parties to those eDocuments. Nothing in this Service Schedule may be construed to make DocuSign a party to any eDocument processed through DocuSign Signature, and DocuSign makes no representation or warranty regarding the transactions sought to be effected by any eDocument;

(b) Between DocuSign and Customer, Customer has exclusive control over and responsibility for the content, quality, and format of any eDocument. Without limiting the foregoing, all eDocuments, together with any messages included within an Envelope, stored by DocuSign on the System are maintained in an encrypted form, and DocuSign has no control of or access to their contents except to the extent access is requested in writing and made available by Customer to DocuSign;

(c) Certain types of agreements and documents may be excepted from electronic signature laws (e.g. wills and agreements pertaining to family law) or may be subject to specific regulations promulgated by various government agencies regarding electronic signatures and electronic records. DocuSign is not responsible or liable to determine whether any particular eDocument is subject to an exception to applicable electronic signature laws, or whether it is subject to any particular agency promulgations, or whether it can be legally formed by electronic signatures;

(d) DocuSign is not responsible for determining how long any contracts, documents, and other records are required to be retained or stored under any applicable laws, regulations, or legal or administrative agency processes. Further, DocuSign is not responsible for or liable to produce any of Customer's eDocuments or other documents to any third parties;

(e) Certain consumer protection or similar laws or regulations may impose special requirements with respect to electronic transactions involving one or more "consumers," such as (among others) requirements that the consumer consent to the method of contracting and/or that the consumer be provided with a copy, or access to a copy, of a paper or other non-electronic, written record of the transaction. DocuSign does not and is not responsible to: (i) determine whether any particular transaction involves a "consumer"; (ii) furnish or obtain any such consents or determine if any such consents have

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been withdrawn; (iii) provide any information or disclosures in connection with any attempt to obtain any such consents; (iv) provide legal review of, or update or correct any information or disclosures currently or previously given; (v) provide any such copies or access, except as expressly provided in the Documentation for all transactions, consumer or otherwise; or (vi) comply with any such special requirements;

(f) Customer undertakes to determine whether any "consumer" is involved in any eDocument presented by its Authorized Users for processing, and, if so, to comply with all requirements imposed by law on such eDocuments or their formation;

(g) Customer agrees that its assigned Account Administrator has authority to provide DocuSign with any required authorizations, requests, or consents on behalf of Customer with respect to Customer's Account; and

(h) Customer agrees it is solely responsible for the accuracy and appropriateness of instructions given by it and its personnel to DocuSign in relation to the Services, including without limitation instructions through its Account as made by the assigned Account Administrator.

3. eDOCUMENT STORAGE AND DELETION

3.1 During the Term. Customer may retrieve electronic copies of its stored eDocuments at any time while this Service Schedule is in effect at no additional cost. DocuSign will store all completed eDocuments sent by Customer during the Term, by default. However, Customer has the option through its Account Administrator to change its Account settings to direct the deletion of all or certain designated eDocuments at an earlier date or periodic interval. If Customer fails to retrieve its eDocuments prior to the expiration or termination of the Service Schedule, Customer may request, no later than ninety (90) days after such expiration or termination, that DocuSign provide Professional Services to assist in retrieving completed eDocuments still remaining in the System, the details of which Professional Services will be set out in a SOW. After such ninety (90)-day period, DocuSign shall have no obligation to maintain or provide any eDocuments and DocuSign shall have the right to delete all eDocuments in the System or otherwise in its possession or under its control and delete Customer's Account.

3.2 DocuSign may retain Transaction Data for as long as it has a business purpose to do so, provided that any Transaction Data that constitutes Confidential Information of Customer will at all times maintain that status, and DocuSign will comply with its confidentiality obligations as provided in the Agreement.

4. INFORMATION SECURITY AND DATA PROCESSING

4.1 Security. DocuSign will use commercially reasonable technical and organizational measures designed to prevent unlawful or unauthorized access, use, alteration, or disclosure of Customer Data in accordance with the provisions of the Security Attachment for DocuSign Services found at: https://www.docusign.com/company/terms-and-conditions/security-attachment-docusign-services.

4.2 Data Storage/Transfer. If Customer or Customer Affiliate is established in the United Kingdom, a Member State of the European Economic Area, or Switzerland, the Data Protection Attachment for DocuSign Services found at: https://www.docusign.com/company/terms-and-conditions/data-protection-attachment, applies to the processing of any personal data (as defined the General Data Protection Regulation).

5. SUBSCRIPTION PLANS AND FEES

DocuSign Signature is made available based on a prepaid subscription, which is subject to the restrictions set forth in the applicable Order Form.

5.1 "Seat Allowance" means the maximum number of Authorized Users ("Seats") that Customer may have active in its Account as assigned by Customer's Account Administrator. For purposes of determining usage of Seats:

(a) The number of Seats in use is determined by the total number of Authorized Users registered in Customer's Account with access to DocuSign Signature at any time during the Term.

(b) No two individuals may log onto or use DocuSign Signature as the same Authorized User, but Customer through its Account Administrator may unregister or deactivate Authorized Users and replace them with other Authorized Users without penalty, so long as the number of active Authorized Users registered at any one time does not exceed the number of Seats purchased.

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5.2 "Envelope Allowance" means the cumulative number of Envelopes that may be sent by Authorized Users registered in Customer's Account. There is no individual limit on number of Envelopes that may be sent by each Authorized User, so long as the total volume sent by all Authorized Users does not exceed the Envelope Allowance. For purposes of calculating Envelope usage:

(a) An Envelope is consumed when sent by an Authorized User, regardless of whether the Envelope has been received by any recipients or whether any recipients have performed any actions upon any eDocument in the Envelope;

(b) Usage of a Powerform will be applied against the Envelope Allowance. A Powerform will be deemed consumed at the time it is accessed by any user regardless of whether any actions are subsequently performed upon such Envelope. "Powerform" means an Envelope that may be accessed and completed by accessing a hyperlink (i.e. which does not need to be individually sent to each recipient);

(c) An Envelope sent via bulk send or automated batch sending, including through a DocuSign API, will be applied against the Envelope Allowance.

5.3 Calculation of Envelope Allowance. Unless otherwise set forth in the Order Form, the Envelope Allowance for each twelve (12)-month period during the Order Term is calculated by multiplying the Seat Allowance times one hundred (100) Envelopes. For example, a three (3)-year subscription for ten (10) Seats would result in an Envelope Allowance of one thousand (1000) Envelopes per year. An Envelope Allowance may be augmented by purchasing additional Seats (each of which supply an additional one hundred (100) Envelopes unless otherwise set forth in the Order Form) or additional batches of Envelopes, pursuant to an Order Form.

5.4 Overage.

(a) Seats. If Customer through its Account Administrator adds more Authorized Users than the amount permitted under the Seat Allowance, then Customer hereby agrees that additional charges of one Seat per additional Authorized User for the remainder of the Order Term will become immediately due and payable. Additional Seats will be charged as a pro-rata portion (calculated based on the amount of time remaining in the Order Term) of the then-current list price for Seats under the applicable subscription type, or such other amount as is specified in the Order Form, and will include a pro-rata allocation of Envelopes.

(b) Envelopes. Customer hereby agrees that all Envelopes sent in excess of the Envelope Allowance during the Term will incur a per-Envelope overage charge at the then-current list price for the applicable subscription type, or such other amount as is specified in the Order Form. Envelope overage charges will be invoiced monthly in arrears.

5.5 Optional features, such as Authentication Measures or fax-back services, may be purchased on a subscription or per-use basis, as set forth in the Order Form.

6. DOCUSIGN PAYMENTS

6.1 DocuSign Signature may be ordered with "DocuSign Payments," which means functionality that allows Customer to submit agreements, invoices, and other documents to Signers via DocuSign Signature to facilitate the submission of Signer payment credentials and authorizations directly to payment applications, gateways, processors, and service providers that store, process, or transmit cardholder data as part of authorization or settlement ("Payment Applications").

6.2 DocuSign's provision of DocuSign Payments is conditioned on Customer's acknowledgement of and agreement to the following:

(a) The payment processing activities facilitated through DocuSign Payments are between Customer and a Payment Application or another third party designated by Customer and not with DocuSign. Customer is solely responsible for registering and maintaining an account with Payment Applications to facilitate the payment processing via DocuSign Payments and for complying with all agreements, terms of use, or other terms and conditions between Customer and such Payment Applications. Payment Applications are independent contractors and not agents, employees, or subcontractors of DocuSign. DocuSign does not control the payment methods (i.e., credit card, debit card, ACH transfer) made available by the Payment Applications through DocuSign Signature nor the products or services that are sold or purchased by Customer via DocuSign Payments. Customer acknowledges and agrees that

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DocuSign cannot ensure that a Payment Application Signer or third party will complete a payment processing or that it is authorized to do so.

(b) Customer authorizes DocuSign to store, process, and transmit Customer Data as necessary for a Payment Application to facilitate payment processing between Customer and a third party designated by Customer. DocuSign Payments will temporarily store information received from Customer, such as account information for a Payment Application, only to facilitate the payment processing.

(c) Customer is solely responsible for complying with: (1) any applicable standards developed and published by payment networks (such as Visa, Mastercard, American Express, and any other credit, debit, or electronic funds transfer network), including but not limited to, the current Payment Card Industry Data Security Standard ("PCI DSS"); and (2) all laws and regulations applicable to the payment processing conducted by Customer via DocuSign Payments, including but not limited to, those that may apply to Customer: in connection with collecting and storing information, including payment credentials about Signers; making adequate, clear, and conspicuous disclosures related to the storage and use of Signers' payment credentials; and the use of stored payment credentials to collect future payments.

(d) Customer is solely responsible for any and all disputes with any Payment Applications or Signers related to or in connection with a payment processing sought to be facilitated via DocuSign Payments, including but not limited to: (1) chargebacks; (2) products or services not received; (3) return of, delayed delivery of, or cancelled products or services; (4) cancelled transactions; (5) duplicate transactions or charges; (6) electronic debits and credits involving bank accounts, debit cards, credit cards, and check issuances; and (7) the amount of time to complete payment processing.

6.3 To the extent applicable to DocuSign in the provision of DocuSign Payments, DocuSign represents that it is presently in compliance, and will remain in compliance, with the current PCI DSS Standard. DocuSign acknowledges that credit and debit card account numbers or related data processed via DocuSign Payments is, as applicable, owned exclusively by Customer, credit card issuers, the relevant payment networks, and entities licensed to process credit and debit card transactions on behalf of Customer, and further acknowledges that such information may be used by DocuSign solely to assist the foregoing parties in completing the processing activities described in the Agreement.

7. ADDITIONAL WARRANTIES AND DISCLAIMERS

7.1 Additional DocuSign Warranties. DocuSign warrants that: (a) DocuSign Signature will not introduce files, scripts, agents or programs intended to do harm, including, for example, viruses, worms, time bombs and Trojan horses ("Malicious Code") into Customer's system; (b) the proper use of DocuSign Signature by Customer in accordance with the Documentation and applicable law will be sufficient to meet the definition of an "electronic signature" as defined in the Electronic Signatures in Global and National Commerce Act, 15 U.S.C. ch. 96 §§ 7001 et seq. (the "ESIGN Act"); and in Regulation 910/2014 of the European Parliament and of the Council of 23 July 2014 on electronic identification and trust services for electronic transactions in the internal market ("eIDAS").

7.2 DISCLAIMER. EXCEPT FOR THE EXPRESS REPRESENTATIONS AND WARRANTIES STATED IN THIS SECTION 7 AND IN THE MSA, AND SUBJECT TO THE ADDITIONAL LIMITATIONS OF LIABILITY THEREIN, DOCUSIGN: (A) MAKES NO ADDITIONAL REPRESENTATION OR WARRANTY OF ANY KIND -- WHETHER EXPRESS, IMPLIED IN FACT OR BY OPERATION OF LAW, OR STATUTORY -- AS TO ANY MATTER WHATSOEVER; (B) DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND THE LIKE; AND (C) DOES NOT WARRANT THAT DOCUSIGN SIGNATURE IS OR WILL BE UNINTERRUPTED OR ERROR-FREE OR MEET CUSTOMER'S REQUIREMENTS. CUSTOMER HAS NO RIGHT TO MAKE OR PASS ON ANY REPRESENTATION OR WARRANTY ON BEHALF OF DOCUSIGN TO ANY THIRD PARTY.

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Attachment B: SERVICE SCHEDULE for DOCUSIGN CLM

Service Schedule revision date: November 19, 2019. Unless otherwise defined in this Service Schedule, capitalized terms will have the meaning given to them in the Agreement.

1. DEFINITIONS

"DocuSign CLM" means the on-demand DocuSign Service consisting of enterprise contract management software applications and platform solutions provided via the Internet. This definition shall include, but not be limited to, DocuSign's enterprise contract management software applications and platform solutions previously called "SpringCM".

"System" refers to the software systems and programs, the communication and network facilities, and the hardware and equipment used by DocuSign or its agents to make available the DocuSign CLM service via the Internet.

2. ADDITIONAL USAGE LIMITATIONS AND CUSTOMER RESPONSIBILITIES

2.1 DocuSign's provision of DocuSign CLM is conditioned on Customer's acknowledgement of and agreement to the following:

(a) DocuSign CLM facilitates the generation, management and revision of agreements, forms and other content. Nothing in this Service Schedule may be construed to make DocuSign a party to any such content generated by and/or processed through DocuSign CLM, and DocuSign makes no representation or warranty regarding the Customer Data and/or other content generated, stored and/or shared using DocuSign CLM;

(b) Between DocuSign and Customer, Customer has exclusive control over and responsibility for the quality, format and contents of any Customer Data generated, stored and/or shared using DocuSign CLM. Without limiting the foregoing, DocuSign shall not access Customer Data or other Customer content except to the extent Customer authorizes DocuSign to access the Customer's Account;

(c) Customer may use DocuSign CLM to send requests for electronic review of specific content or Customer Data generated by and/or stored on the System to third-party users who are not Authorized Users (e.g., Customer's customers and/or vendors), or to otherwise make Customer Data available to such third-party users through DocuSign CLM. Customer shall be responsible for the activities conducted by its third-party users within DocuSign CLM;

(d) DocuSign is not responsible for determining how long any contracts, documents, and/or other content are required to be retained or stored under any applicable laws, regulations, or legal or administrative agency processes. Further, DocuSign is not responsible for or liable to produce any of Customer's eDocuments, Customer Data or other documents to any third parties;

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(e) Customer agrees that its assigned Account Administrator has authority to provide DocuSign with any required authorizations, requests, or consents on behalf of Customer with respect to Customer's Account; and

(f) Customer agrees it is solely responsible for the accuracy and appropriateness of instructions given by it and its personnel to DocuSign in relation to the DocuSign Services, including without limitation instructions through its Account as made by the assigned Account Administrator.

3. DOCUMENT STORAGE AND DELETION. If Customer fails to retrieve its Customer Data prior to the expiration or termination of the Service Schedule, Customer may request, no later than ninety (90) days after such expiration or termination, that DocuSign provide Professional Services to assist in retrieving Customer Data still remaining on the System, the details of which Professional Services will be set out in a SOW. After such ninety (90) day period, DocuSign shall have no obligation to maintain or provide any Customer Data and DocuSign shall have the right to delete all Customer Data in the System or otherwise in its possession or under its control and delete Customer's Account.

4. INFORMATION SECURITY AND DATA PROCESSING

4.1 Security. DocuSign will use commercially reasonable technical and organizational measures designed to prevent unlawful or unauthorized access, use, alteration, or disclosure of Customer Data or other Customer content in accordance with the provisions of the Security Attachment for DocuSign Services.

4.2 Data Storage/Transfer. If Customer or Customer Affiliate is established in the United Kingdom, a Member State of the European Economic Area, or Switzerland, the Data Protection Attachment for DocuSign Services will apply to the processing of any personal data (as defined in the General Data Protection Regulation).

5. DISCLAIMER. EXCEPT FOR THE EXPRESS REPRESENTATIONS AND WARRANTIES STATED IN THE MSA, AND SUBJECT TO THE ADDITIONAL LIMITATIONS OF LIABILITY THEREIN, DOCUSIGN: (A) MAKES NO ADDITIONAL REPRESENTATION OR WARRANTY OF ANY KIND -- WHETHER EXPRESS, IMPLIED IN FACT OR BY OPERATION OF LAW, OR STATUTORY -- AS TO ANY MATTER WHATSOEVER; (B) DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND THE LIKE; AND (C) DOES NOT WARRANT THAT DOCUSIGN CLM IS OR WILL BE UNINTERRUPTED OR ERROR-FREE OR MEET CUSTOMER'S REQUIREMENTS. CUSTOMER HAS NO RIGHT TO MAKE OR PASS ON ANY REPRESENTATION OR WARRANTY ON BEHALF OF DOCUSIGN TO ANY THIRD PARTY.

ATTACHMENT C: SECURITY ATTACHMENT FOR DOCUSIGN SERVICES

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Version date: September 20, 2021

This Security Attachment for DocuSign Services ("Security Attachment") sets forth DocuSign's commitments for the protection of Customer Data and is made part of Agreement. Unless otherwise defined in this Security Attachment, capitalized terms will have the meaning given to them in the Agreement.

1. DEFINITIONS

"Personnel" means all employees and agents of DocuSign engaged in the performance of DocuSign Services to Customer.

"Process" or "Processing" means, with respect to this Security Attachment, any operation or set of operations that is performed upon Customer Data, whether or not by automatic means, such as collection, recording, organization, storage, adaptation or alteration, retrieval, consultation, use, disclosure by transmission, dissemination or otherwise making available, alignment or combination,

"Production Environment" means the System setting where software, hardware, data, processes, and programs are executed for their final and intended operations by end users of DocuSign Services.

"Subcontractor" means a third party that DocuSign has engaged to perform all or a portion of DocuSign Services on behalf of DocuSign.

2. INFORMATION SECURITY PROGRAM

2.1 Information Security Program. DocuSign maintains and will continue to maintain a written information security program that includes policies, procedures, and controls governing the Processing of Customer Data through DocuSign Services ("Information Security Program"). The Information Security Program is designed to protect the confidentiality, integrity, and availability of Customer Data by using a multi-tiered technical, procedural, and people-related control approach in accordance with industry best practices and applicable laws and regulations.

2.2 Permitted Use of Customer Data. DocuSign will not Process Customer Data in any manner other than as permitted or required by the Agreement.

2.3 Acknowledgement of Shared Responsibilities. The security of data and information that is accessed, stored, shared, or otherwise Processed via the DocuSign Services are shared responsibilities between DocuSign and Customer. DocuSign is responsible for the implementation and operation of the Information Security Program and the protection measures described in the Agreement and this Security Attachment. Customer is responsible for properly implementing access and use controls and configuring certain features and functionalities of DocuSign Services that Customer may elect to use DocuSign Services in the manner that Customer deems adequate to maintain appropriate security, protection, deletion, and backup of Customer Data.

2.4 Applicability to Customer Data. This Security Attachment and the Information Security Program apply specifically to the Customer Data Processed via DocuSign Services and does not extend to data held on Customer's systems or environments or to any on-premise solutions that may be offered by

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DocuSign. To the extent Customer exchanges data and information with DocuSign that does not meet the definition of "Customer Data," DocuSign will treat such data and information in accordance with the confidentiality terms set forth in the Agreement.

3. SECURITY MANAGEMENT

3.1 Maintenance of Information Security Program. DocuSign will take and implement appropriate technical and organizational measures to protect Customer Data located in DocuSign Services and will maintain the Information Security Program in accordance with ISO 27001 standards or such other alternative standards that are substantially equivalent to ISO 27001. DocuSign may update or modify the Information Security Program from time to time provided that such updates and modifications do not result in the degradation of the overall security of DocuSign Services.

3.2 Background Checks and Training. DocuSign will ensure that reasonable and appropriate background investigations are conducted on all Personnel in accordance with applicable laws and regulations. Personnel must pass DocuSign's background check requirements prior to being assigned to positions in which they will, or DocuSign reasonably expects them to, have access to Customer Data. DocuSign will conduct annual mandatory security awareness training to inform its Personnel on procedures and policies relevant to the Information Security Program and of the consequences of violating such procedures and policies. DocuSign will conduct an offboarding or exit process with respect to any Personnel upon termination of employment, which will include the removal of the terminated Personnel's access to Customer Data and DocuSign's sensitive systems and assets.

3.3 Subcontractors. DocuSign will evaluate all Subcontractors to ensure that Subcontractors maintain adequate physical, technical, organizational, and administrative controls, based on the risk tier appropriate to their subcontracted services, that support DocuSign's compliance with the requirements of the Agreement and this Security Attachment. DocuSign will remain responsible for the acts and omissions of its Subcontractors as they relate to the services performed under the Agreement as if it had performed the acts or omissions itself and any subcontracting will not reduce DocuSign's obligations to Customer under the Agreement.

3.4 Risk and Security Assurance Framework Contact. Customer's account management team at DocuSign will be Customer's first point of contact for information and support related to the Information Security Program. The DocuSign account management team will work directly with Customer to escalate Customer's questions, issues, and requests to DocuSign's internal teams as necessary.

4. PHYSICAL SECURITY MEASURES

4.1 General. DocuSign will maintain appropriate physical security measures designed to protect the tangible items, such as physical computer systems, networks, servers, and devices, that Process Customer Data. DocuSign will ensure that commercial grade security software and hardware are utilized to protect DocuSign Services and the Production Environment.

4.2 Facility Access. DocuSign will ensure that: (a) access to DocuSign's corporate facilities is tightly controlled through, at a minimum, physical access card identification; (b) all visitors to its corporate facilities sign in, agree to confidentiality obligations, and be escorted by Personnel while on premises at all times; and (c) visitor logs are reviewed by DocuSign's security team on a regular basis. DocuSign will revoke Personnel's physical access to DocuSign's corporate facilities upon termination of employment.

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4.3 Data Centers. DocuSign will use commercial-grade data center service providers in providing the DocuSign Services and will ensure that all data centers conform to ISO 27001 or equivalent certification. At minimum, all data centers must meet the following requirements:

(a) Multi-factor physical security measures, including auditable entry/exit mechanisms that record the identity of any individual who enters and leaves the facility must be maintained.

(b) Access must be limited to authorized personnel. Third-party vendors and guests must be escorted at all times by authorized personnel while in the data center.

(c) Environmental security controls must be in place, including: (i) uninterruptible power supplies and secondary power supplies on all key systems; (ii) temperature and humidity controls for the heating, ventilation, and air conditioning equipment; (iii) heat and smoke detection devices and fire suppression systems; and (iv) periodic inspections by a fire marshal or similar safety official.

5. LOGICAL SECURITY

5.1 Access Controls. DocuSign will maintain a formal access control policy and employ a centralized access management system to control Personnel access to the Production Environment.

(a) DocuSign will ensure that all access to the Production Environment is subject to successful two-factor authentication globally from both corporate and remote locations and is restricted to authorized Personnel who demonstrate a legitimate business need for such access. DocuSign will maintain an associated access control process for reviewing and implementing Personnel access requests. DocuSign will regularly review the access rights of authorized Personnel and, upon change in scope of employment necessitating removal or employment termination, remove or modify such access rights as appropriate.

(b) DocuSign will monitor and assess the efficacy of access restrictions applicable to the control of DocuSign's system administrators in the Production Environment, which will entail generating system individual administrator activity information and retaining such information for a period of at least twelve (12) months.

(c) DocuSign will not use Customer Data from the Production Environment in non-production environments without Customer's express permission.

5.2 Auditing and Logging. With respect to system auditing and logging in the Production Environment:

(a) DocuSign will use and maintain an auditing and logging mechanism that, at a minimum, captures and records successful and failed user logons and logoffs (with a date and time stamp, user ID, application name, and pass/fail indicator). User access activities will be logged and audited periodically by DocuSign to identify unauthorized access and to determine possible flaws in DocuSign's access control system.

(b) All application components that have logging capabilities (such as operating systems, databases, web servers, and applications) will be configured to produce a security audit log.

(c) Audit logs will be configured for sufficient log storage capacity.

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(d) Each log will be configured so that it cannot be disabled without proper authorization and will send alerts for the success or failure of each auditable event.

(e) Access to security log files will be limited to authorized Personnel.

5.3 Network Security. DocuSign will maintain a defense-in-depth approach to hardening the Production Environment against exposure and attack. DocuSign will maintain an isolated Production Environment that includes commercial grade network management controls such as load balancers, firewalls, intrusion detection systems distributed across production networks, and malware protections. DocuSign will complement its Production Environment architecture with prevention and detection technologies that monitor all activity generated and send risk-based alerts to the relevant security groups.

5.4 Malicious Code Protection. DocuSign will ensure that: (a) its information systems and file transfer operations have effective and operational anti-virus software; (b) all anti-virus software is configured for deployment and automatic update; and (c) applicable anti-virus software is integrated with processes and will automatically generate alerts to DocuSign's Cyber Incident Response Team if potentially harmful code is detected for their investigation and analysis.

5.5 Code Reviews. DocuSign will maintain a formal software development lifecycle that includes secure coding practices against OWASP and related standards and will perform both manual and automated code reviews. DocuSign's engineering, product development, and product operations management teams will review changes included in production releases to verify that developers have performed automated and manual code reviews designed to minimize associated risks. In the event that a significant issue is identified in a code review, such issue will be brought to DocuSign senior management's attention and will be closely monitored until resolution prior to release into the Production Environment.

5.6 Vulnerability Scans and Penetration Tests. DocuSign will perform both internal and external vulnerability scanning and application scanning. External scans and penetration tests against DocuSign Services and the Production Environment will be conducted by external qualified, credentialed, and industry recognized organizations on a frequency based on risk but, at a minimum, on an annual basis. DocuSign will remedy vulnerabilities identified during scans and penetration tests in a commercially reasonable manner and timeframe based upon classified and prioritized severity level. DocuSign will make available all third-party attestations resulting from vulnerability scans and penetration tests per independent external audit reports. For clarification, under no circumstance will Customer be permitted to conduct any vulnerability scans or penetration testing against the Production Environment.

6. STORAGE, ENCRYPTION, AND DISPOSAL

6.1 Storage & Separation. Customer Data will be stored within the physical and logical infrastructure for the DocuSign Services at DocuSign's colocation or data center facilities. Exceptions with respect to storage may only be made with Customer's written authorization for specific purposes, such as, for example, extraction of Customer Data for storage on encrypted portable media. DocuSign will logically separate Customer Data located in the Production Environment from other DocuSign customer data.

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6.2 Encryption Technologies. DocuSign will encrypt Customer Data in accordance with the Documentation, using industry accepted standards, strong encryption techniques, and current security protocols. Electronic transmission or exchange of Customer Data with DocuSign Services will be conducted via secure means.

6.3 Disposal. DocuSign will implement industry recognized processes and procedures for equipment management and secure media disposal under the guidelines identified in the National Institute of Standards' Guidelines for Media Sanitization, SP800-88.

7. BUSINESS CONTINUITY AND DISASTER RECOVERY

7.1 Continuity Plan. DocuSign will maintain written business continuity and disaster recovery plans that address the availability of DocuSign Services ("Continuity Plans"). The Continuity Plans will include elements such as: (a) crisis management, plan and team activation, event and communication process documentation; (b) business recovery, alternative site locations, and call tree testing; and (c) infrastructure, technology, system(s) details, recovery activities, and identification of the Personnel and teams required for such recovery. DocuSign will, at a minimum, conduct a test of the Continuity Plan on an annual basis. DocuSign's Continuity Plans shall provide for remediation of any deficiencies discovered during any such Continuity Plan testing within timeframes reasonably commensurate with the level of risk posed by the deficiency. The internal and independent audit reports described in Section 9.1 (Independent Assurances) will evidence or report on the execution of DocuSign's Continuity Plan's tests and any resulting remedial actions.

7.2 DocuSign Service Continuity. DocuSign's production architecture for DocuSign Services is designed to perform secure replication in near real-time to multiple active systems in geographically distributed and physically secure data centers. DocuSign will ensure that: (a) infrastructure systems for DocuSign Services have been designed to eliminate single points of failure and to minimize the impact of anticipated environmental risks; (b) each data center supporting DocuSign Services includes full redundancy and fault tolerance infrastructure for electrical, cooling, and network systems; and (c) Production Environment servers are enterprise scale servers with redundant power to ensure maximum uptime and service availability.

7.3 Disaster Recovery. In the event of a failure of critical services or material business disruption, DocuSign will promptly invoke its Continuity Plans and will restore critical service capability and the production capability of critical information technology infrastructure of the DocuSign Services (including, but not limited to, data centers, hardware, software and power systems, and critical voice, data, and e-commerce communications links), and, except as otherwise provided in the applicable Continuity Plan, DocuSign will use commercially reasonable efforts to promptly notify Customer's Account Administrators of the issue. It is DocuSign's responsibility to cause any of its Subcontractors or outsourcers performing activities that could impact critical processes of DocuSign Services to have plans in place that meet the same standards as required of DocuSign hereunder. Notwithstanding anything to the contrary in the Agreement (including this Security Attachment) and without limiting any of DocuSign's responsibilities thereunder, DocuSign will not be required to provide business continuity or disaster recovery plans for its colocation or data center facilities to Customer. However, publicly available information and references to the capabilities of any such colocation or data center facility will be provided by DocuSign upon request.

8. DATA INCIDENT RESPONSE AND NOTIFICATION

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8.1 General. DocuSign will maintain a tested incident response program, which will be managed and run by DocuSign's dedicated Global Incident Response Team. DocuSign's Global Incident Response Team will operate to a mature framework that includes incident management and breach notification policies and associated processes. DocuSign's incident response program will include, at a minimum, initial detection; initial tactical response; initial briefing; incident briefing; refined response; communication and message; formal containment; formal incident report; and postmortem/trend analysis.

8.2 Data Incident Notification. DocuSign will comply with all applicable security breach notification laws and regulations in its provision of the DocuSign Services and, in any event, will notify Customer without undue delay upon becoming aware of any breach of DocuSign's security leading to the accidental or unlawful destruction, loss, alteration, unauthorized disclosure of, or access to Customer Data on systems managed by DocuSign (a "Data Incident"). Without limiting the generality of the foregoing, the Parties acknowledge and agree that Data Incidents do not include unsuccessful attempts, everyday security alerts, or other events that do not materially compromise the security or availability of Customer Data, including unsuccessful login attempts, pings, port scans, denial of service attacks, and other network attacks on firewalls or networked systems. DocuSign's notification of a Data Incident under this section is not an acknowledgement by DocuSign of any fault or liability with respect to the Data Incident.

8.3 Data Incident Response. DocuSign shall take reasonable measures to mitigate the cause of any Data Incident and shall take reasonable corrective measures to prevent the same Data Incident from occurring in the future. As information is collected or otherwise becomes available to DocuSign and unless prohibited by law, DocuSign shall provide information regarding the nature and consequences of the Data Incident that are reasonably requested to allow Customer to notify affected individuals, government agencies and/or credit bureaus. Due to the encryption configuration and security controls associated with DocuSign Services, DocuSign may not have access to or know the nature of the information contained within Customer Data and, as such, the Parties acknowledge that it may not be possible for DocuSign to provide Customer with a description of the type of information or the identity of individuals who may be affected by a Data Incident. Customer is solely responsible for determining whether to notify impacted individuals and for providing such notice, and for determining if regulatory bodies or enforcement commissions applicable to Customer or Customer's use of DocuSign Services need to be notified of a Data Incident.

9. INDEPENDENT ASSURANCES AND AUDITS

9.1 Independent Assurances. DocuSign uses independent external auditors to verify the adequacy of its Information Security Program. DocuSign will provide or make available to Customer third-party Any audit report includes confidential information and should only be used for the purpose for which it was prepared, i.e. the audit of DocuSign Services. Particularly, because the DocuSign Services are a shared, multi-tenant environment, confidential information such as audit reports should be treated with utmost care and not used for any other purpose other than those described herein attestations, certifications, and reports relevant to the establishment, implementation, and control of the Information Security Program, including, where applicable, ISO 27001 certifications, PCI DSS certifications, and Service Organization Controls (SOC) reports.

9.2 Additional Requirements. To the extent Customer requires additional audit information or assistance from DocuSign beyond those set forth in Section 9.1 (Independent Assurances) as required under applicable laws and regulations, Customer may submit its request for such additional information and assistance, which shall include information regarding the applicable laws or regulations forming the basis of the request, to its account management representative. DocuSign will work with Customer to reach mutually agreed upon terms regarding the scope, timing, duration, and other details regarding such additionally requested information and assistance.

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9.3 Audit for Data Incident. Following a Data Incident, DocuSign will within a reasonable timeframe, engage a third-party independent auditor, selected by DocuSign and at DocuSign's expense, to conduct an on-site audit of DocuSign's Information Security Program. Upon request, DocuSign will provide or make available a report of such audit to Customer.

9.4 Conditions of Audit.

(a) Any audits conducted pursuant to this Security Attachment must: (i) be conducted during reasonable times and be of reasonable duration; (ii) not unreasonably interfere with DocuSign's day-to-day operations; and (iii) be conducted under mutually agreed upon terms and in accordance with DocuSign's security policies and procedures. DocuSign reserves the right to limit an audit of configuration settings, sensors, monitors, network devices and equipment, files, or other items if DocuSign, in its reasonable discretion, determines that such an audit may compromise the security of DocuSign Services or the data of other DocuSign customers. Customer's audit rights do not include penetration testing or active vulnerability assessments of the Production Environment or DocuSign Systems within their scope.

(b) In the event Customer conducts an audit through a third-party independent contractor, such independent contractor must enter into a non-disclosure agreement containing confidentiality provisions substantially similar to those set forth in the Agreement to protect DocuSign's confidential information.

(c) Customer must promptly provide DocuSign with any audit, security assessment, compliance assessment reports, and associated findings prepared by it or its third-party contractors for comment and input prior to formalization and/or sharing such information with a third party.

9.5 Remediation and Response Timeline. If any audit performed pursuant to this Security Attachment reveals or identifies any non-compliance by DocuSign of its obligations under the Agreement and this Security Attachment, then (a) DocuSign will work to correct such issues; and (b) for no more than sixty (60) days after the date upon which such audit was conducted, Customer may request feedback and information regarding corrective and remedial actions taken in relation to such audit.

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This Data Protection Attachment for DocuSign Services ("DPA") is incorporated into and made part of the Agreement. Unless otherwise defined in this DPA, capitalized terms will have the meaning given to them in the Agreement. In the event of any conflict between these documents, the following order of precedence applies (in descending order): (a) Binding Corporate Rules, (b) the alternative data transfer mechanism provided for under Section 6.2 of this DPA; (c) the body of the DPA; (d) any documents attached to the DPA; and (e) the Agreement.

1. DEFINITIONS

"Applicable Data Protection Laws" means all data privacy or data protection laws or regulations that apply to the Processing of Personal Data under the Agreement.

"Binding Corporate Rules" means DocuSign's Binding Corporate Rules for Processors.

"Controller" and "Processor" (or equivalent terms) have the meanings set forth under Applicable Data Protection Laws.

"Data Incident" has the meaning as defined in the Security Attachment for DocuSign Services.

"Data Subjects" has the same meaning as the term "data subject" or equivalent term under Applicable Data Protection Laws.

"DocuSign Service Subprocessor" means a third party, other than the DocuSign contracting entity, which may Process Personal Data on behalf of the DocuSign contracting entity as part of the provision of the DocuSign Services.

"Personal Data" means such "personal data", "personally identifiable information (PII)" or equivalent term under Applicable Data Protection Laws.

"Process/Processing" has the meaning set forth under Applicable Data Protection Laws and includes any operation or set of operations that is performed on Personal Data, whether or not by automatic means, such as collection, recording, organization, storage, adaptation or alteration, retrieval, consultation, use, disclosure by transmission, dissemination or otherwise making available, alignment or combination, blocking, erasure or destruction.

"Regulators" has the same meaning as the term "supervisory authority", "data protection authority" or equivalent term under Applicable Data Protection Laws.

2. GENERAL

2.1 This DPA applies to DocuSign's Processing of Personal Data on Customer's or Customer Affiliate's behalf (as applicable) for the provision of the DocuSign Services as specified in the Agreement. Unless

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otherwise expressly stated in the Agreement, this DPA is in effect and remains in force for the Term of the Agreement.

3. PROCESSING RESPONSIBILITY AND CUSTOMER'S INSTRUCTIONS

3.1 Customer is a Controller and DocuSign is a Processor for the Processing of Personal Data with respect to the DocuSign Services provided under the Agreement. Each Party is responsible for compliance with its own respective obligations under Applicable Data Protection Laws. For the avoidance of doubt, DocuSign is not responsible for complying with data protection laws applicable to Customer or Customer's industry such as those not generally applicable to online service providers. Customer acknowledges and agrees that it has met all legal requirements necessary for DocuSign and/or the DocuSign Service Subprocessors to process Personal Data as authorized in the Agreement.

3.2 DocuSign will Process Personal Data only as necessary to provide the DocuSign Services in accordance with the terms of the Agreement or as instructed by Customer in writing, including in electronic form. Subject to Customer's instructions being in accordance with Applicable Data Protection Laws, DocuSign will comply with such instructions to the extent and within such timeframes reasonably necessary for DocuSign to (a) comply with its Processor obligations under Applicable Data Protection Laws; or (b) assist Customer to comply with Customer's obligations under Applicable Data Protection Laws relevant to Customer's use of the DocuSign Services. DocuSign will follow such Customer's instructions at no additional cost to Customer if DocuSign does not expect to incur additional charges or fees not reasonably covered by the fees for the DocuSign Services payable under the Agreement, including, without limitation, additional license or third-party contractor fees. If additional charges or fees are expected, DocuSign will promptly inform Customer upon receiving Customer's instructions and the Parties will negotiate in good faith with respect to any such charges or fees. To the extent required by the Applicable Data Protection Laws, DocuSign will promptly inform Customer if, in DocuSign's opinion, Customer's instruction infringes Applicable Data Protection Laws. Customer acknowledges and agrees that DocuSign is not responsible for performing legal research and/or for providing legal advice to Customer.

3.3 Unless otherwise specified in the Agreement, Customer agrees it will not provide DocuSign with any sensitive or special categories of Personal Data that imposes specific data security or data protection obligations on DocuSign in addition to or different from those specified in this DPA (including any appendix to the DPA) or Agreement.

3.5 With respect to DocuSign's Processing of Personal Data of California Consumers under the California Consumer Privacy Act of 2018 ("CCPA"), the Parties agree that DocuSign acts as a CCPA service provider for Personal Data. Customer acknowledges that it is not selling Personal Data to DocuSign and DocuSign agrees that it will only use Personal Data for the purposes specified in this DPA and the Agreement. Additionally, each Party agrees it will take commercially reasonable steps to avoid any action under the Agreement that would cause the other Party to be deemed to have sold Personal Data under the CCPA.

4. PRIVACY INQUIRIES AND REQUESTS FROM DATA SUBJECTS

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4.1 If Customer receives a request or inquiry from a Data Subject related to Personal Data Processed by DocuSign, Customer can either (a) access its DocuSign Services containing Personal Data to address the request or inquiry, or (b) to the extent such access is not available to Customer, contact DocuSign customer support for additional assistance to enable Customer to address the request or inquiry.

4.2 If DocuSign directly receives any requests or inquiries from a Data Subject, DocuSign will promptly pass on such request to Customer if the Data Subject has identified Customer as Controller of the Personal Data forming the base of the request or inquiry. DocuSign may advise the Data Subject to identify and contact the relevant Controller(s) which have uploaded or submitted the Data Subject's Personal Data for Processing by the DocuSign Services. Notwithstanding the foregoing, Customer understands and agrees that as a Controller, Customer is solely responsible for responding to such Data Subject's requests or inquiries and that DocuSign has no responsibility to respond to a Data Subject for or on the Customer's behalf. Regarding any anonymized data or other data not considered Personal Data under Applicable Data Protection Laws, the Parties agree and acknowledge that DocuSign has no obligation as a Processor or under this DPA to re-identify or link information or take any other action which may result in such data being deemed Personal Data.

5. DOCUSIGN AFFILIATES AND THIRD-PARTY SUBPROCESSORS

5.1 Subject to the terms of this DPA and the Agreement, Customer acknowledges and agrees that DocuSign may engage DocuSign Service Subprocessors to Process Personal Data for or on behalf of DocuSign to provide the DocuSign Services. DocuSign will be liable for the performance of all its obligations under the Agreement whether or not it has delegated or subcontracted any of them to a DocuSign Service Subprocessor.

5.2 DocuSign Service Subprocessors are authorized by DocuSign to process Personal Data only in accordance with the terms of this DPA and the Agreement and are subject to the Binding Corporate Rules or bound by written terms at least as protective of Customer's Personal Data as set forth in this DPA. A list of DocuSign's DocuSign Service Subprocessors (including the name and location of such DocuSign Service Subprocessors and the activities it will perform) is available on DocuSign's website at https://www.docusign.com/trust/privacy/subprocessors-list (the "Subprocessor List"), and notice regarding new DocuSign Service Subprocessors is made available through a subscription mechanism as described on the DocuSign website. Customer agrees to subscribe to the Subprocessor List in order for DocuSign to notify Customer of new DocuSign Service Subprocessor(s) for the applicable DocuSign Services.

5.3 Customer may object to DocuSign's use of a new DocuSign Service Subprocessor to Process Customer's Personal Data by giving written notice to DocuSign within thirty (30) days of being informed by DocuSign of such a new DocuSign Service Subprocessor. If Customer objects to the use of a new DocuSign Service Subprocessor in compliance with the foregoing, DocuSign has the right to cure the objection within thirty (30) days of DocuSign's receipt of Customer's objection through either of the following options (to be selected at DocuSign's sole discretion): (a) DocuSign providing a commercially reasonable alternative to avoid the Processing of Personal Data by the objected DocuSign Service Subprocessor; or (b) DocuSign terminating the affected DocuSign Services involving use of the new DocuSign Service Subprocessor to Process Customer's Personal Data and providing a prorated refund to Customer for any prepaid fees received by DocuSign under the Agreement corresponding to the unused portion of the Term of such terminated DocuSign Services following the effective date of termination, which is Customer's sole and exclusive remedy for the terminated DocuSign Services.

5.4 If and to the extent the Processing of Personal Data by DocuSign involves a cross-border transfer of Personal Data to any DocuSign Service Subprocessor(s) in a country not recognized as providing an adequate level of protection for Personal Data, the Parties agree that prior to any such transfers taking

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place, DocuSign will implement with such DocuSign Service Subprocessor(s) appropriate cross-border transfer safeguards in accordance with the Applicable Data Protection Laws.

6. CROSS-BORDER DATA TRANSFERS

6.1 DocuSign may Process Personal Data globally as necessary to perform the DocuSign Services. To the extent such global access involves a transfer of Personal Data subject to cross-border transfer obligations under Applicable Data Protection Laws within the DocuSign group, the Binding Corporate Rules apply to the Processing of Personal Data by DocuSign and/or its Affiliates as part of the provision of DocuSign Services under the Agreement. The Binding Corporate Rules are incorporated by reference into this DPA, and DocuSign agrees to use commercially reasonable efforts to maintain the regulatory authorization of the Binding Corporate Rules or other appropriate cross-border transfer safeguards for the duration of the Agreement. If Customer has subscribed to be informed of changes to the Binding Corporate Rules through the subscription mechanism described on the DocuSign Alerts page of the DocuSign website, DocuSign will inform Customer of any subsequent material changes to its Binding Corporate Rules through the applicable subscription alerts.

6.2 In the event that the Binding Corporate Rules (including the protections provided therein) together with necessary supplemental measures are deemed inadequate by Regulators for cross-border transfers of Personal Data under Applicable Data Protection Laws, the Parties shall enter into the standard contractual clauses as approved by the European Commission.

7. INFORMATION AND ASSISTANCE

7.1 Upon prior written request, DocuSign will provide to Customer reasonable assistance and information regarding the DocuSign Services provided under the Agreement to assist Customer in (a) Customer conducting a privacy impact assessment of the DocuSign Services, and (b) an investigation by any Regulator(s) to the extent that such investigation relates to Customer's use of the DocuSign Services and Personal Data Processed by DocuSign in accordance with the Agreement.

8. SECURITY SAFEGUARDS

8.1 DocuSign will safeguard Personal Data with appropriate technical, physical, and organizational measures designed to prevent Data Incidents. Additional details regarding the specific security measures that apply to the DocuSign Services are as described in the Binding Corporate Rules and the Agreement. All DocuSign employees, as well as any DocuSign Service Subprocessors that Process Personal Data, are subject to appropriate written confidentiality obligations, including training on information protection, and compliance with DocuSign policies concerning protection of Confidential Information.

8.2 Customer shall be responsible for properly implementing access and use controls and configuring certain features and functionalities of the DocuSign Services that Customer may elect to use and agrees that it will do so in accordance with this DPA and the Agreement in such manner that Customer deems adequate, including, without limitation, maintaining appropriate security, protection, deletion, and backup of its own Personal Data.

9. AUDIT RIGHTS

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9.1 The Binding Corporate Rules and Agreement set forth Customer's audit rights as permitted under this DPA. Upon completion of any audit, Customer will provide DocuSign with a copy of the audit report or other summary ("Audit Report"), which is subject to the confidentiality terms of the Agreement. Customer may use the Audit Report only for the purposes of meeting its regulatory audit requirements and/or confirming compliance with the requirements of this DPA.

9.2 Unless otherwise set forth in the Agreement, each Party will bear its own costs in relation to audits, unless DocuSign promptly informs Customer upon reviewing Customer's audit request that it expects to incur additional charges or fees in the performance of such audit that are not covered by the fees payable under the Agreement, including without limitation additional license or third-party contractor fees. The Parties will negotiate in good faith with respect to any such charges or fees.

9.3 Without prejudice to the rights set forth in Section 9.1 above, if the requested audit scope is addressed in a SOC, ISO, NIST, PCI DSS, HIPAA or similar audit report issued by a qualified third-party auditor within the prior twelve months and DocuSign provides such report to Customer confirming there are no known material changes in the controls audited, Customer agrees to accept the findings presented in the third-party audit report in lieu of requesting an audit of the same or materially similar controls covered by the report.

10. INCIDENT NOTIFICATION AND MANAGEMENT

10.1 DocuSign has implemented controls and policies designed to detect and promptly respond to Data Incidents. DocuSign shall, without undue delay, report to Customer any Data Incident upon becoming aware that a Data Incident has occurred, to the extent not otherwise prohibited under applicable law. DocuSign's obligation to report a Data Incident under this DPA is not and will not be construed as an acknowledgement by DocuSign of any fault or liability of DocuSign with respect to such Data Incident. Customer is solely responsible for determining whether to notify impacted Data Subjects and for providing such notice, and for determining whether Regulators need to be notified of a Data Incident as may be required for Customer's own business and activities. DocuSign shall promptly provide Customer information reasonably requested to support customer's responsibility to notify pursuant to the foregoing, to the extent Customer is not able to obtain such information directly through the features and functionality provided by the DocuSign Services. Notwithstanding the foregoing, Customer agrees to coordinate with DocuSign on the content of Customer's intended public statements or required notices for affected Data Subjects and/or notices to relevant Regulators regarding the Data Incident.

10.2 DocuSign will promptly define escalation paths to investigate such incidents in order to confirm if a Data Incident has occurred, and to take reasonable measures designed to identify the root cause(s) of the Data Incident, mitigate adverse effects and prevent a recurrence.

10.3 The details of the Data Incident response and notification procedure set forth in the Security Attachment for DocuSign Services shall apply accordingly.

11. DOCUSIGN PRIVACY CONTACT

11.1 DocuSign has appointed a Chief Privacy Officer and, in some countries, a local Data Protection Officer. Further details on how to contact the Chief Privacy Officer and, where applicable, the local Data Protection Officer are available in the DocuSign Privacy Policy on DocuSign's website at https://www.docusign.com/company/privacy-policy.

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12. RETURN OR DISPOSAL

12.1 Prior to termination or expiration of the Agreement for any reason, Customer may delete its Personal Data Processed by the DocuSign Services in accordance with the terms of the Agreement. At Customer's prior written request and upon termination of the DocuSign Services, DocuSign will promptly return (including by providing available data retrieval functionality) or delete copies of Personal Data on DocuSign systems and DocuSign Services environments, except as otherwise stated in the Agreement or unless applicable laws require storage of the Personal Data for longer.

12.2 For Personal Data stored in Customer's service environment, or for the DocuSign Services for which no bulk data retrieval functionality is provided by DocuSign as part of the DocuSign Services, Customer is advised to take appropriate action to back up or otherwise store separately any Personal Data while the DocuSign Services environment is still active prior to termination.

EUROPEAN DPA APPENDIX

This European DPA Appendix ("EU Appendix") is incorporated into and made part of the DPA. Unless otherwise defined in this EU Appendix, capitalized terms will have the meaning given to them in the main body of the DPA.

1. DESCRIPTION OF PROCESSING

1.1 Duration. The duration of the Processing of Personal Data will be the same as the Term of the Agreement, except as otherwise agreed to in writing by the Parties or required by Applicable Data Protection Laws.

1.2 Processing Activities. DocuSign may Process Personal Data as necessary to perform the DocuSign Services, including where applicable for hosting and storage; backup and disaster recovery; service change management; issue resolution; applying new product or system versions, patches, updates and upgrades; monitoring and testing system use and performance; IT security purposes including incident management; maintenance and performance of technical support systems and IT infrastructure; and migration, implementation, configuration and performance testing. Additionally, DocuSign may collect, retain, use, disclose and otherwise Process Personal Data for the following additional business purposes: (a) to comply with Customer's written instructions, as Customer may provide to DocuSign from time to time pursuant to the Agreement and the DPA; (b) to disclose Personal Data to its employees, contractor personnel, advisers or DocuSign Service Subprocessors who have a need to know the Personal Data in order to provide the DocuSign Services and are under confidentiality obligations at least as restrictive as those described under the Agreement; (c) to comply with Applicable Data Protection Laws or any request from a Regulatory or other governmental or regulatory body (including subpoenas or court orders) so long as Docusign provides to Customer a copy of the request and Docusign's description of its intended disclosure within a reasonable period of time as allowed by applicable law prior to release; and (d) to exercise or defend legal claims.

1.3 Categories of Personal Data. In order to perform the DocuSign Services, depending on the DocuSign Services Customer has ordered. DocuSign may Process some or all of the following categories of Personal Data: contact information such as name, address, telephone or mobile number, email address, and passwords; goods and services provided; unique IDs collected from mobile devices; and IP addresses.

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1.4 Categories of Data Subjects. Categories of Data Subjects whose Personal Data may be Processed in order to perform the DocuSign Services may include, among others, Customer's Account Administrator, Authorized Users, representatives and end users, including without limitation Customer's employees, contractors, partners, suppliers, customers and clients.

Certificate Of Completion

Envelope Id: EB17D32A-7718-8025-83BA-2E88231F6DE1
Status: Sent
Subject: [Docusign] Request for eSignatures: City of Redondo Beach
EnvelopeType:
Template Name:
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Source Envelope:
Document Pages: 37
Signatures: 0
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
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Envelope Originator:
Brittney Andersen
221 Main Street
Suite 1000
San Francisco, CA 94105
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IP Address: 209.112.107.133

Record Tracking

Status: Original
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Holder: Brittney Andersen
brittney.andersen@docusign.com
Location: DocuSign

Signer Events	Signature	Timestamp
Eleanor Manzano Eleanor.Manzano@redondo.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		Sent: 4/29/2026 12:09:32 AM
Joy Ford joy.ford@redondo.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		Sent: 4/29/2026 12:09:32 AM
James Light james.light@redondo.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		Sent: 4/24/2026 12:56:49 PM Resent: 4/29/2026 12:09:31 AM
Enhanced Reviewer Signing Group: Enhanced Reviewer Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Enhanced Signer Signing Group: Enhanced Signer Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	**Status**	**Timestamp**
Agent Delivery Events	**Status**	**Timestamp**
Intermediary Delivery Events	**Status**	**Timestamp**
Certified Delivery Events	**Status**	**Timestamp**
Carbon Copy Events	**Status**	**Timestamp**
Witness Events	**Signature**	**Timestamp**
Notary Events	**Signature**	**Timestamp**
Envelope Summary Events	**Status**	**Timestamps**
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Envelope Updated	Security Checked	4/29/2026 12:09:30 AM
Envelope Updated	Security Checked	4/29/2026 12:20:43 AM
Envelope Updated	Security Checked	4/29/2026 12:20:43 AM
Payment Events	**Status**	**Timestamps**

Administrative Report

H.6., **File #** 25-1233 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**
From: EUGENE SOLOMON, CITY TREASURER

TITLE

APPROVE A CONSULTING SERVICES AGREEMENT WITH GOLD COAST PARTNERS, INC. FOR UTILITY USERS TAX ADMINISTRATION SERVICES FOR AN ANNUAL FEE OF $10,000 AND A THREE-YEAR TERM

EXECUTIVE SUMMARY

The City Treasurer recommends the Mayor and Council approve an agreement with Gold Coast Partners, Inc. (Gold Coast Partners) for expert consulting services related to accounting, reporting, and collection of the City's Utility Users Tax (UUT).

Funding for these services is included in the City Treasurer's annual budget and benefits the City by providing an enhanced level of compliance with UUT and Franchise Fees collected within our jurisdiction. Chapter 9 of Title 8, Section 8-9.09(a) of the Redondo Beach Municipal Code imposes a 4.75% tax upon every person using utility services in the City.

BACKGROUND

Utility Users' Tax revenue accrues to the City's General Fund and is expected to provide approximately $9,033,626 in revenue for FY 2025-26. This estimate is based on analysis of the projected performance in each category of the City's UUT tax base, which is comprised of electricity, natural gas, telecommunications, water, and cable television services. This revenue delivers a wide array of benefits to the City's residents by supporting a significant percentage of General Fund expenditures.

Gold Coast Partners provides auditing services, legislative updates, and analysis with respect to the City's UUT Ordinance and policies. Gold Coast Partners will assist the City in seeking compliance from utility operators and aid in the collection of this vital revenue source. Utilizing the services of a firm with expertise in UUT legislation and assessment will ensure the City is well-positioned to pursue any new opportunities that arise, as well as maximize revenue derived from existing statutes.

The proposed Agreement carries a three-year term, with an annual fee of $10,000. Gold Coast Partners will also be provided with contingency-based compensation based on additional funds they are able to collect, with Gold Coast Partners receiving 20% of all amounts identified through Compliance Reviews and 15% of all retroactive taxes identified through the Voluntary Disclosure Program. These funds would be collected by Gold Coast Partners on the City's behalf with Gold Coast Partners issuing a check to the City for all revenue collected, less the agreed upon percentage for contingency-based compensation.

The City Treasurer's Office conducted a review of firms capable of assisting the City with UUT compliance and found that Gold Coast Partners provides the best combination of service and pricing when compared to its competitors. As such, staff recommends the City Council approve the proposed Agreement.

COORDINATION

The Agreement has been approved as to form by the City Attorney's Office.

FISCAL IMPACT

The City's annual fixed rate fee is $10,000 for a total of $30,000 for the three-year term, with Gold Coast Partners being eligible for additional contingency-based compensation, which will be offset by additional revenue collected by Gold Coast Partners and remitted to the City.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Gold Coast Partners Group, Inc.
- Insurance - Gold Coast Partners Group, Inc.

AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND GOLD COAST PARTNERS GROUP, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Gold Coast Partners Group, Inc., a California corporation ("Consultant" or “Contractor”).

The parties hereby agree as follows:

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

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

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

4. Insurance. Consultant shall adhere to the insurance requirements outlined in Exhibit “D”, unless otherwise waived by the City’s Risk Manager.

5. Cybersecurity Requirements. Consultant shall comply with the cybersecurity requirements as outlined in Exhibit “E”.

* * * * *

GENERAL PROVISIONS

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

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

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

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

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

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

Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

7. Changes and Extra Work. Unless otherwise provided herein, all changes and/or extra work under this Agreement shall be provided for by a subsequent written amendment executed by City and Consultant.

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

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

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

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

last payment shall be transferred and assigned to the City. In conjunction with any termination of this Agreement, the City may, at its own expense, make copies or extract information from any notes, sketches, computations, drawings, and specifications or other data, whether complete or not.

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

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

14. Indemnity. To the maximum extent permitted by law, Consultant hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City, its elected and appointed officials, officers, employees, volunteers, attorneys, and agents (collectively “Indemnitees”) from and against any and all claims, including, without limitation, claims for bodily injury, death or damage to property, demands, charges, obligations, damages, causes of action, proceedings, suits, losses, stop payment notices, judgments, fines, liens, penalties, liabilities, costs and expenses of every kind and nature whatsoever, in any manner arising out of, incident to, related to, in connection with or arising from any act, failure to act, error or omission of Consultant’s performance or work hereunder (including any of its officers, agents, employees, Subcontractors) or its failure to comply with any of its obligations contained in the Agreement, or its failure to comply with any current or prospective law, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. Consultant’s obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

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

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

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

16. Cybersecurity. Consultant shall comply with the cybersecurity requirements set forth in Exhibit “E”.

17. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

18. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, and employment laws.

19. Non-Discrimination. Consultant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and codes prohibiting discrimination, including but not limited to the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and the California Fair Employment and Housing Act. Consultant shall not discriminate against any employee or applicant for employment on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, military and veteran status, or any other legally protected characteristic. Consultant shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. Consultant shall include a similar non-discrimination provision in all subcontracts related to the performance of this Agreement.

20. Limitations upon Subcontracting and Assignment. Consultant acknowledges that the services which Consultant shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Consultant shall not assign or sublet to any other party without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion. In the

event that the City, in writing, approves any assignment or subletting of this Agreement or the retention of subcontractors by Consultant, Consultant shall provide to the City upon request copies of each and every subcontract prior to the execution thereof by Consultant and subcontractor. Any attempt by Consultant to assign any or all of its rights under this Agreement without first obtaining the City's prior written consent shall constitute a material default under this Agreement.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Consultant or twenty-five percent (25%) or more the voting control of Consultant (whether Consultant is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Consultant or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buyout or otherwise), whether or not a formal assignment or hypothecation of this Agreement or Consultant's assets occurs, which reduces Consultant's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

21. Subcontractors. Consultant shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Consultant shall not engage the services of any person or persons now employed by the City without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion.

22. Integration. This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any previous oral or written agreement; provided, however, that correspondence or documents exchanged between Consultant and City may be used to assist in the interpretation of the exhibits to this Agreement.

23. Amendment. This Agreement may be amended or modified only by a subsequent written amendment executed by both parties.

24. Conflicting Provisions. In the event of a conflict between the terms and conditions of this Agreement and those of any exhibit or attachment hereto, this Agreement proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by the City shall prevail over those prepared by Consultant.

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

26. Exhibits. All exhibits hereto are made a part hereof and incorporated herein by reference; provided, however, that any language in Exhibit "A" which does not pertain to the project description, proposal, or scope of services (as applicable) to be provided by Consultant, or any corresponding responsibilities of City, shall be deemed extraneous to, and not a part of, this Agreement.

27. Time of Essence. Time is of the essence of this Agreement.

28. Confidentiality. To the extent permissible under law, Consultant shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder.

29. Third Parties. Nothing herein shall be interpreted as creating any rights or benefits in any third parties. For purposes hereof, transferees or assignees as permitted under this Agreement shall not be considered "third parties."

30. 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.

31. 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.

32. Claims. Any claim by Consultant against City hereunder shall be subject to Government Code §§ 810 *et seq*. The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

33. Interpretation. Consultant acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

34. Warranty. In the event that any product shall be provided to the City as part of this Agreement, Consultant warrants as follows: Consultant possesses good title to the product and the right to transfer the product to City; the product shall be delivered to the City free from any security interest or other lien; the product meets all specifications contained herein; the product shall be free from material defects in materials and workmanship under normal use for a period of one (1)

year from the date of delivery; and the product shall be fit for its intended purpose(s). Notwithstanding the foregoing, consumable and maintenance items (such as light bulbs and batteries) shall be warranted for a period of thirty (30) days from the date of delivery. All repairs during the warranty period shall be promptly performed by Consultant, at Consultant's expense, including shipping. Consultant shall not be liable under this warranty for an amount greater than the amount set forth in Exhibit "C" hereto.

35. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

36. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Consultant warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Consultant, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Consultant.

37. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 5th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

GOLD COAST PARTNERS GROUP, INC.,
a California corporation

By:_____
Name: Laura Burnett
Title: President/CEO

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT "A"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

CONSULTANT'S DUTIES
Consultant shall perform the following services (collectively, the "Services"):

A. Discovery. Consultant shall perform discovery-related services, including:

1. Discovery of telecommunications and video service providers;
2. Preparation and transmittal of Public Utilities Code Section 799 notification letters annually on the City's behalf;
3. Ongoing discovery and provider monitoring; and
4. Administration of the Voluntary Disclosure Program.

B. Recovery. Consultant shall perform recovery and compliance review services, including:

1. Review of remittance methodology, billing practices, and rate application;
2. Validation of customer categorization and taxable revenue mapping;
3. Identification of underreporting, misclassification, or systemic compliance issues; and
4. Preparation of comprehensive reports at the conclusion of each review.
5. Remittance to the City of all amounts collected on the City's behalf. Consultant shall deliver a check made payable to the City for the full amount of any taxes, penalties, and interest collected prior to submitting any invoice for contingency-based compensation. The City's obligation to pay Consultant's contingency fee, as set forth in Section A of Exhibit "C" is conditioned upon Consultant's prior remittance of all collected amounts to the City.

C. Optimization. Consultant shall perform ordinance and administrative optimization services, including:

1. Ongoing review of the City's ordinance for clarity, defensibility, and alignment with current industry practices;
2. Identification of outdated or ambiguous language;
3. Identification of ordinance-technology mismatches, including but not limited to Voice over Internet Protocol (VoIP), streaming, and wireless broadband;
4. Development of recommendations for ordinance and administrative updates; and
5. Collaborate with the City throughout the ordinance update and modernization process.

D. Payment History Review and Analysis. Consultant shall perform payment history review and analysis services, including:

1. Review of historical remittances by provider and utility category;
2. Identification of deviations from expected reporting patterns;
3. Recommendation of compliance reviews when deviations or anomalies are identified; and
4. Preparation of annual reports containing comprehensive analysis of revenues.

E. Exemption Review and Validation. Consultant shall perform exemption review services, including:

1. Annual review of all electric and gas providers' exemption lists to validate correct application of the City's code;
2. Identification of misapplied exemptions or outdated classifications; and
3. Collaborate with the City and providers to correct misapplied exemptions.

F. Legal, Regulatory, and Legislative Monitoring. Consultant shall perform monitoring services, including:

1. Monitoring of state regulatory bodies, legislative actions, and administrative rulings;
2. Preparation of plain-language summaries of changes affecting UUT/FF applicability; and
3. Issuance of early-warning alerts for developments impacting telecommunications, energy, gas, VoIP, streaming, and other taxable sectors.

G. Monitoring of Emerging Technologies. Consultant shall perform technology monitoring services, including:

1. Tracking evolving technologies to ensure UUT/FF revenues are protected;
2. Monitoring telecommunications, energy, and emerging service technologies; and
3. Assessment of impacts on taxability and ordinance alignment.

H. Annual UUT/FF Revenue Forecasting. Consultant shall perform forecasting services, including:

1. Preparation of an annual rolling five-year UUT/FF forecast;
2. Incorporation of rate changes, market shifts, and legislative impacts; and
3. Provision of conservative, expected, and high-case scenarios.

More frequent or supplemental forecasts can be provided as needed for an additional fee.

I. Program Deliverables. As part of the Services, Consultant shall provide the following deliverables:

1. Provider-level compliance review reports;
2. Exemption review summaries;
3. Legal and legislative monitoring briefs;
4. Annual UUT/FF Forecast Report;
5. Annual Comprehensive UUT/FF Compliance Report;
6. Recommendations for ordinance and administrative updates;
7. Technology impact assessments; and
8. Quarterly or semi-annual meetings to discuss progress and updates.

J. Additional (Out-of-Scope) Services. Any service not expressly enumerated in Sections A through I of this Exhibit is outside the scope of this Agreement and shall not be performed by Consultant without prior written authorization from the City. Consultant shall have no right to compensation for any service performed outside Sections A through I unless the City has issued written authorization in advance. The City's authorization of any Additional Service shall not be construed as a modification of the base scope or an obligation to authorize future Additional Services.

Additional services may include:

1. Administrative Hearing Support. If authorized in writing by the City, Consultant may attend administrative hearings strictly as a technical advisor or fact witness. Consultant shall have no authority to represent, speak on behalf of, or bind the City in any proceeding. Consultant shall have no authority to provide any legal representation under any circumstances.

2. Ordinance Review & Enhancement. If authorized in writing by the City, Consultant may coordinate with legal counsel designated by the City to support review of the City's ordinance for clarity, enforceability, and administrative effectiveness. Consultant shall not make any legal determinations and ordinance recommendations. This service is separate from and may not be substituted for the monitoring services performed under Section C of this Exhibit “A”.

3. Business License Audit Services. If authorized in writing by the City, Consultant may perform audit procedures to evaluate the accuracy of business license tax reporting and remittance. For the avoidance of doubt, the base scope under Sections A through I is limited to verifying that required licenses were obtained for applicable audit periods. Any broader audit engagement constitutes an Additional Service and requires a separate written City authorization and corresponding written scope and fee estimate.

4. Payment Processing Solutions. If authorized in writing by the City, Consultant may evaluate and provide implementation support for filing and payment systems, including solutions involving third-party or outsourced

administration. The City retains sole authority to approve, select, and contract with any third-party vendor or administrator.

5. Scope Limitation. Consultant's role under this Agreement whether performing services within Sections A through I or any City authorized Additional Services under Section J is strictly limited to advisory, analytical, and technical support functions. Consultant shall not provide legal services, render legal opinions, make regulatory determinations, or exercise any governmental authority on behalf of the City. All final determinations, legal interpretations, enforcement decisions, and regulatory actions are reserved exclusively to the City. Any action taken by Consultant beyond these limits shall be unauthorized and shall not give rise to any City liability or obligation.

EXHIBIT "B"

TERM AND TIME OF COMPLETION

TERM. This Agreement shall commence on May 5, 2026 and shall continue through May 4, 2029, unless otherwise terminated as herein provided. This Agreement shall automatically renew for subsequent one-year terms, up to a maximum of three years (each a “Renewal Term”) subject to the same terms and conditions contained herein, unless City provides written notice of nonrenewal at least fifteen (15) days prior to the expiration of the current term. Such written notice of nonrenewal shall be deemed valid if executed by the City Treasurer. The total duration of the Agreement, including renewals, shall not continue beyond May 4, 2032.

EXHIBIT "C"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

A. **AMOUNT.** Consultant shall be compensated as set forth below:

1. Fixed Annual Fee. Consultant shall be paid an annual fee in the amount of Ten Thousand Dollars ($10,000) for performance of the Services described in Exhibit “A”.

2. Contingency-Based Compensation. In addition to the annual fee, Consultant shall be paid a contingency-based compensation as follows:

   a. Compliance Reviews: Consultant shall receive a contingency fee equal to twenty percent (20%) of all amounts identified through compliance reviews, including any applicable penalties and interest.

   b. Voluntary Disclosure Program: Consultant shall receive a contingency fee equal to fifteen percent (15%) of all retroactive taxes identified through the Voluntary Disclosure Program, including any applicable penalties and interest.

   c. Consultant shall remit a check payable to the “City of Redondo Beach”, for all amounts collected on the City’s behalf.

3. Additional (Out-of-Scope) Services. Out-of-scope services requested by the City as outlined in Section J of Exhibit “A” and approved in advance in writing by the City, shall be compensated on an hourly basis as follows:

Personnel Level	**Hourly Rate**
Consultant	$95
Manager	$125
Director	$150

B. **NOT TO EXCEED AMOUNT**. The City's total obligation for Additional Services shall not exceed One Thousand Five Hundred Dollars ($1,500) without a written amendment to this Agreement. No Additional Services shall commence without prior written approval from the City Treasurer. Consultant shall submit a written estimate before performing any Additional Services. Work performed without prior written approval shall not be compensable.

C. **METHOD OF PAYMENT**. Consultant shall submit an annual invoice for services performed in the prior year. Each invoice shall identify the fee type (Fixed Annual Fee, Contingency Fee, or Additional Services), agreement annual period, provider name, type of recovery, gross amount recovered including any penalties and interest, applicable percentage rate, calculated contingency fee, proof of remittance to the City, City Treasurer written authorization for any Additional Services, staff title, hourly rate, number of hours worked, services performed, dates of service, total amount due, and if applicable, the cost of City preapproved subcontractors plus markup. Invoices must be itemized and based on accurate records, with supporting documentation attached where applicable. Invoices must be in a form reasonably satisfactory to City. Consultant may be required to provide back-up material upon request.

D. **SCHEDULE FOR PAYMENT.** The City will pay within 45 days of receiving the annual invoice, provided the services are completed to the City's reasonable satisfaction. Notwithstanding the foregoing, the City may withhold any payments, or portion thereof, that the City disputes in good faith until the dispute is resolved, to the maximum extent permitted by law.

E. **NOTICE.** Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid, email, or personally served, and addressed to the following parties.

Consultant: Laura Burnett, President/CEO
5760 Lindero Canyon Rd. PMB 1020
Westlake Village, CA 91362
Attention: Cody Burnett, Tax Director, UUT/FF
Email: Cody.Burnett@TeamGCP.com

City: City of Redondo Beach
City Treasurer's Office
415 Diamond Street
Redondo Beach, CA 90277
Attention: Eugene Solomon, City Treasurer
Email: eugene.solomon@redondo.org

All notices, including notices of address changes, provided under this Agreement are deemed received as follows: (1) on the second business day after emailing, provided that no "bounce-back" or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

EXHIBIT "D"

INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

Cyber Liability Insurance

Minimum Limits of Insurance

Consultant shall maintain limits no less than:

General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit of $2,000,000 shall apply separately to this project.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

Cyber Liability Insurance: $1,000,000 in the aggregate for data breaches, cyberattacks, and other cybersecurity risks

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers or (2) the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

Additional Insured Endorsement:

General Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant.

For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project.

The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Consultant's part.

Acceptability of Insurers

Insurance shall be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements shall be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Subcontractors

Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Risk Management

Consultant acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

EXHIBIT “E”

CYBERSECURITY PROVISIONS

A. **DEFINITION OF "CITY CONFIDENTIAL INFORMATION"**

For the purposes of this Agreement, "City Confidential Information" shall include, but not be limited to, all non-public information that is designated as confidential by the City, including but not limited to:

1. Personally Identifiable Information (“PII”) as defined under applicable state and federal law;

2. Protected Health Information (“PHI”) as defined under the Health Insurance Portability and Accountability Act (“HIPAA”);

3. Payment Card Information as defined under the Payment Card Industry Data Security Standard (“PCI-DSS”);

4. Law enforcement-sensitive information including but not limited to data collected or generated by the City Police Department;

5. Trade secrets and proprietary information, including but not limited to intellectual property, designs, processes, or strategies;

6. Financial data such as budgets, tax records, or other fiscal documents;

7. Any other information that, due to its nature or the circumstances of its disclosure, a reasonable person would understand to be confidential or proprietary.

City Confidential Information shall not include information that: a) is or becomes publicly available through no breach of this Agreement; b) is obtained from a third party lawfully in possession of such information and not under any duty to the City to maintain its confidentiality; c) is independently developed by the Consultant without reference to City Confidential Information.

B. **COMPLIANCE WITH DATA PROTECTION LAWS**

Consultant shall comply with all applicable federal, state, and local laws and regulations relating to data privacy and cybersecurity, including but not limited to the California Consumer Privacy Act (“CCPA”), the California Privacy Rights Act (“CPRA”), HIPAA, SB 1386, and the PCI-DSS where credit cards are involved, and any other applicable privacy or security laws.

C. **DATA SECURITY MEASURES**

Consultant shall implement and maintain appropriate technical and organizational security measures to protect any City Confidential Information from unauthorized access, disclosure, alteration, destruction, or loss. At a minimum, these measures shall include:

1. Encryption. All City Confidential Information, including City Confidential Information, must be encrypted in transit and at rest using industry-standard encryption protocols, such as TLS 1.3, AES-256, or better.

2. Access Controls. Consultant shall implement strict access control measures, including multi-factor authentication ("MFA"), role-based access controls ("RBAC"), and the principle of least privilege, ensuring that only authorized personnel have access to City Confidential Information.

3. Secure Data Storage. Consultant shall ensure that City Confidential Information is stored in secure data centers that comply with industry recognized security standards, such as SOC 2, ISO 27001, or equivalent.

4. Network Security. Consultant shall maintain up-to-date firewalls, intrusion detection and prevention systems ("IDPS"), anti-virus software, and other security tools to safeguard City Confidential Information from external and internal cyber threats.

5. Personnel Security. Consultant shall implement personnel security measures, including conducting background checks for employees with access to City Confidential Information. In addition, the Consultant shall ensure all employees handling City Confidential Information are trained regularly on best practices in cybersecurity and data protection. Training shall cover topics such as data privacy laws, phishing prevention, secure data handling, and incident reporting procedures.

6. Alignment with Standards and Audits. All security measures shall align with the National Institute of Standards and Technology Cybersecurity Framework (NIST CSF) or an equivalent framework (e.g., ISO 27001 or SOC 2 Type 2). Consultant shall conduct annual third-party audits of its cybersecurity practices and provide the City with certified reports, including any findings related to City Confidential Information. Audits shall cover compliance with CCPA/CPRA requirements, including any amendments on data minimization and location data handling.

D. **INCIDENT RESPONSE AND DATA BREACH NOTIFICATION**

Consultant shall maintain a comprehensive incident response plan to address potential cybersecurity incidents, including but not limited to data breaches, malware infections, and unauthorized access to City data. In the event of any security breach or unauthorized access involving City data, Consultant agrees to:

1. Immediate Notification. Notify the City in writing within 24 hours of discovering any actual or suspected security incident involving City data.
2. Investigation and Remediation. Investigate the breach, take all necessary steps to contain and mitigate its impact, and provide a full written report to the City detailing the breach's nature, the data involved, and the corrective actions taken.
3. Cooperation. Fully cooperate with the City and any regulatory authorities in any investigation or legal actions relating to the breach, including providing access to any relevant security logs, audit trails, or other information.

E. **DATA BACKUP AND DISASTER RECOVERY**

Consultant shall implement a robust data backup and disaster recovery plan. Consultant shall ensure that all City Confidential Information is backed up regularly to secure offsite locations with sufficient geographic redundancy. Consultant shall ensure that in the event of a disaster or significant system failure, all City Confidential Information can be restored to its original state within a reasonable timeframe agreed upon with the City.

F. **DATA RETENTION AND SECURE DISPOSAL**

Consultant shall retain City Confidential Information for the duration of this Agreement. However, upon termination or expiration of the Agreement, or upon the City's request, Consultant shall:

1. Return or Destroy Data. Promptly return all City Confidential Information in a format specified by the City or securely destroy the data and provide a written certification of destruction within thirty (30) days of the City's request.

2. Secure Disposal. Ensure that any media, devices, or documents containing City Confidential Information are disposed of in a manner that ensures the data is rendered irrecoverable, using methods such as secure shredding or certified electronic data destruction. For Police Department data, Consultant shall utilize Department of Defense ("DOD") certified destruction processes to ensure the complete and secure disposal of all confidential law enforcement related information.

3. Post-Termination Access Limitations. Notwithstanding any provision in the Agreement, access to City Confidential Information after termination or expiration for purposes of calculating compensation under Exhibit “C” shall be restricted to aggregated or de-identified data only, where feasible, and shall expire six (6) months following termination or expiration, unless extended by mutual written agreement. Upon expiration of this access period, Consultant shall immediately destroy all such data pursuant to subsections (1) and (2) above, and provide certification thereof.

G. **SUBCONTRACTORS AND THIRD-PARTY PROVIDERS**

If Consultant uses any subcontractors or third-party providers to assist in the performance of services under this Agreement, Consultant shall ensure that such subcontractors or providers comply with the same cybersecurity requirements outlined in this Agreement. This includes, but is not limited to:

1. Compliance with Cybersecurity Measures. Subcontractor and third-party providers must implement and maintain the same security measures as set forth in Section C of this Exhibit “E”, including without limitation, encryption, access controls, secure data storage, and network security.

2. Personnel Security Training.
   Consultant shall ensure that all subcontractors, third-party providers, and any other personnel involved in handling City Confidential Information are trained regularly on best practices in cybersecurity and data protection. Training shall cover the topics outlined in Section C of this Exhibit “E”.

3. Audit Rights.

   The City reserves the right to audit any subcontractor's or third-party provider's compliance with this Exhibit “E” upon reasonable notice (at least 10 business days), at the City's expense unless non-compliance is identified (in which case Consultant shall reimburse costs). Such audits may include review of security logs, training records, and data handling practices.

Consultant shall be fully responsible for any acts, omissions, or security breaches caused by its subcontractors or third-party providers, including but not limited to, their failure to comply with the cybersecurity requirements or training obligations set forth in this Exhibit “E”.

H. **NOTIFICATION OF CHANGES IN SECURITY CERTIFICATIONS**

Consultant shall immediately notify the City of any changes, lapses, or expirations in cybersecurity certifications (e.g., FEDRAMP, SOC 2 Type 2, etc.) that were in effect at the time of the Agreement execution.

I. **INDEMNIFICATION FOR CYBERSECURITY BREACH**

For the avoidance of doubt, and without limiting the scope of the indemnification obligations under Section 14 of this Agreement, Consultant acknowledges that its indemnification obligations include any and all claims, damages, losses, liabilities, fines, penalties, or expenses, including reasonable attorneys' fees, arising out of or related to any cybersecurity incident or data breach involving City Confidential Information, to the extent such incident or breach is caused by the Consultant's or its subcontractors' negligence, intentional misconduct, or failure to comply with the cybersecurity requirements set forth herein.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/20/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

WHINS Insurance Agency
5760 Lindero Canyon Rd. #1045
Westlake Village CA 91362

CONTACT NAME: Joel Wagner
PHONE (A/C, No, Ext): 818-233-0825 **FAX (A/C, No):** 818-561-7117
E-MAIL ADDRESS: joel@whins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Certain Underwriters at Lloyd's, London	126033
INSURER B : Hartford Fire and Its P&C Affiliates	00914
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Gold Coast Partners Group, Inc.
5760 Lindero Canyon Rd 1020
Westlake Village CA 91362-4088

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		PSO0040787682	4/14/2026	4/14/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 250,000 $ 5,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS	Y		PSO0040787682	4/14/2026	4/14/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		72WECBX5CZ5	1/20/2026	1/20/2027	[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Errors and Omissions	Y		PSO0040787682	4/14/2026	4/14/2027	Aggregate Limit: $2,000,000	
A	Cyber			PSO0040787682	4/14/2026	4/14/2027	Aggregate Limit: $1,000,000	

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

Those usual to Insured's operations. The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant per Additional Insured Clause. Policy is primary and noncontributory. Thirty day notice of cancellation provided per policy provisions. Subject to policy terms.

CERTIFICATE HOLDER

City of Redondo Beach
415 Diamond St
Redondo Beach CA 90277-2836

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joel J. Wagner

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ADDITIONAL INSURED CLAUSE (SPECIFIED THIRD PARTY)

ATTACHING TO POLICY NUMBER: PSO0040787682
THE INSURED: Gold Coast Partners Group Inc
WITH EFFECT FROM: 14 Apr 2026

It is understood and agreed that the following amendments are made to this Policy:

1. The following **DEFINITION** is added:

   "**Additional insured**" means:

   City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers
   415 Diamond Street
   Redondo Beach, CA 90277
   US

2. In respect of the "Additional insureds" **CONDITION**, **additional insureds** are included as a **third party**.

3. The following **CONDITION** is added:

   Notice of cancelation to additional insureds

   If **we** give **you** notice of cancelation in accordance with the "Cancelation" **CONDITION**, **we** will endeavor to provide the same notice of cancelation to the **additional insureds**; however, not doing so will not place any additional liability upon **us**.

SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE POLICY

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b. in respect of **INSURING CLAUSES 3**, **4** and **6**, report the theft or incident as soon as is reasonably practicable to the appropriate law enforcement authorities and provide **us** with a copy of this report on **our** request;
c. provide **us** in a timely manner with any other information and assistance that **we** may request;
d. in respect of **INSURING CLAUSE 4**, not incur any costs or promise any payment, including any ransom payment, without **our** prior written agreement (which will not be unreasonably withheld); and
e. not admit liability for or settle or make or promise any payment or incur any **costs and expenses** without **our** prior written agreement (which will not be unreasonably withheld).

In respect of **INSURING CLAUSES 1** and **5** (**SECTION F** only), if **you** notify an incident that **we** agree is reasonably expected to give rise to a **claim**, **we** will accept any **claim** that arises out of the incident as being notified under this Policy.

We require **you** to provide full details of the incident, including but not limited to:

a. the time, place and nature of the incident;
b. the manner in which **you** first became aware of this incident;
c. the reasons why **you** believe that this incident could give rise to a claim under this Policy;
d. the identity of the potential claimant; and
e. an indication as to the size of the claim that could result from this incident.

In respect of **INSURING CLAUSES 2**, **3** and **4**, if **you** discover a **cyber event you** may only incur costs, other than costs incurred to respond to an extortion demand (including any ransom payment), without **our** prior written consent within the first 72 hours following the discovery and any **third party** costs incurred must be with a company forming part of the **approved claims panel providers**. All other costs may only be incurred with the prior written consent of the **claims managers** (which will not be unreasonably withheld).

2. Additional insureds

We will indemnify any **third party** as an additional insured under this Policy, but only in respect of sums which they become legally obliged to pay (including liability for claimants' costs and expenses) as a result of a **claim** arising solely out of an act committed by **you**, provided that:

a. **you** contracted in writing to indemnify the **third party** for the **claim** prior to it first being made against them; and
b. had the **claim** been made against **you**, then **you** would be entitled to indemnity under this Policy.

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Before **we** indemnify any additional insured they must:

a. prove to **us** that the **claim** arose solely out of an act committed by **you**; and
b. fully comply with **CONDITION 1** as if they were **you**.

Where **we** indemnify a **third party** as an additional insured under this Policy, this Policy will be primary and non-contributory to the **third party's** own insurance, but only if **you** and the **third party** have entered into a contract that contains a provision requiring this.

Where a **third party** is treated as an additional insured as a result of this Condition, any **claim** made by that **third party** against **you** will be treated by **us** as if they were a **third party** and not as an insured.

3. Agreement to pay claims (duty to defend)

We have the right and duty to take control of and conduct in **your** name the investigation, settlement or defense of any **claim**. **We** will not have any duty to pay **costs and expenses** for any part of a **claim** that is not covered by this Policy.

You may ask the **claims managers** to consider appointing **your** own lawyer to defend the **claim** on **your** behalf and the **claims managers** may grant **your** request if they consider **your** lawyer is suitably qualified by experience, taking into account the subject matter of the **claim**, and the cost to provide a defense.

We will endeavor to settle any **claim** through negotiation, mediation or some other form of alternative dispute resolution and will pay on **your** behalf the amount **we** agree with the claimant. If **we** cannot settle using these means, **we** will pay the amount which **you** are found liable to pay either in court or through arbitration proceedings, subject to the **limit of liability**.

We will not settle any **claim** without **your** consent. If **you** refuse to provide **your** consent to a settlement recommended by **us** and elect to continue legal proceedings in connection with the **claim**, any further **costs and expenses** incurred will be paid by **you**. As a consequence of **your** refusal, **our** liability for the **claim** will not be more than the amount for which the **claim** could have been settled had **you** consented, plus any **costs and expenses** incurred prior to the date of **your** refusal.

4. Application warranty

You agree that all statements made by **you** in the application form, including any renewal application form, and any supplemental materials **you** have supplied in support of the application for insurance, are **your** agreements and representations to **us** and the Policy is issued in reliance upon that information. The misrepresentation or non-disclosure of any matter by **you** or **your** agent will render this Policy null and void and relieve **us** from all liability under this Policy.

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5. Calculation of business interruption losses

   Following an interruption to **your** business activities covered under **INSURING CLAUSES 2** (**SECTIONS F** or **G** only) or **7**, **you** must provide **us** with **your** calculation of the loss including:

   a. how the loss has been calculated and what assumptions have been made; and
   b. supporting documents including account statements, sales projections and invoices.

6. Cancellation

   This Policy may be canceled with 30 days written notice by either **you** or **us**.

   If **you** give **us** notice of cancellation, the return **premium** will be in proportion to the number of days that the Policy is in effect. However, if **you** have made a claim under this Policy there will be no return **premium**.

   If **we** give **you** notice of cancellation, the return **premium** will be in proportion to the number of days that the Policy is in effect.

   We also reserve the right of cancellation in the event that any amount due to **us** by **you** remains unpaid more than 60 days beyond the **inception date**. If **we** exercise this right of cancellation it will take effect from 14 days after the date the written notice of cancellation is issued.

   The Policy Administration Fee will be deemed fully earned upon inception of the Policy.

7. Commercial property amount insured reinstatement

   In respect of **INSURING CLAUSE 6**, in the event that the amount insured is partially reduced or totally exhausted due to the payment of a claim as a result of damage to **your premises** or **contents**, the amount insured will be automatically reinstated, provided:

   a. **we** do not give **you** written notice within 30 days of the notification of damage stating otherwise;
   b. where the amount of loss, net of the applicable **deductible**, exceeds $20,000 **you** pay an additional **premium** as advised by **us**; and
   c. **you** agree to any other risk management conditions requested by **us**.

8. Continuous cover

   In respect of **INSURING CLAUSES 1** and **5** (**SECTION F** only), if during the period of a previous renewal of this Policy **you** neglected, through error or oversight only, to report to **us** an incident that might give rise to a **claim**, then provided **you** have maintained uninterrupted insurance of the same type with **us** since expiry of the previous renewal of this Policy, **we** will permit the incident to be reported to **us** under this Policy and **we** will indemnify **you** under this Policy in respect of any **claim** that arises out of the incident, provided:

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Administrative Report

H.7., **File #** 26-0103 **Meeting Date:** 5/5/2026

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

TITLE

APPROVE THE SIXTH AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH PACIFIC ADVANCED CIVIL ENGINEERING, INC. FOR THE YACHT CLUB WAY SANITARY SEWER PUMP STATION PROJECT, JOB NO. 50260, FOR AN ADDITIONAL AMOUNT OF $66,000, FOR A NEW TOTAL NOT-TO-EXCEED AMOUNT OF $943,512, AND TO EXTEND THE TERM OF THE AGREEMENT TO MAY 6, 2029

EXECUTIVE SUMMARY

Approval of the Sixth Amendment to the consulting services agreement with Pacific Advanced Civil Engineering, Inc. (PACE) will authorize continued design support and construction support services for the Yacht Club Way (YCW) Sanitary Sewer Pump Station Project, Job No. 50260. This amendment would add $66,000 to the existing Agreement, establishing a new not-to-exceed total compensation limit of $943,512, and extend the term of the agreement from May 7, 2026 to May 6, 2029.

Construction of the YCW Pump Station was originally included in a combined construction contract with the Portofino Way Pump Station, awarded in April 2023 to Mehta Mechanical Company, Inc. (MMC). Construction at YCW did not advance beyond initial excavation due to a dispute over differing site conditions and expanded dewatering requirements. Following evaluation under the contract documents, the City removed the remaining YCW scope from the MMC's contract through a deductive change order. The City Council subsequently accepted completion of the Portofino Way Pump Station Project at its January 20, 2026 meeting.

A portion of the funds intended for PACE's anticipated work for the second pump station was expended to address unexpected issues that occurred during construction of the first pump station. With the YCW Pump Station still requiring rehabilitation, the City intends to rebid the project as a standalone construction contract. PACE, as the original design engineer for the project, is uniquely positioned to update the bid documents, provide construction support services to review the submittals, prepare as-built drawings, assist with startup and Operations and Maintenance (O&M) manuals, and provide dewatering permitting and technical assistance. Staff recommends approval of the proposed amendment to ensure continuity of engineering support through project completion.

BACKGROUND

In July 2016, the City entered into an agreement with PACE to provide engineering design services for the Rindge, Yacht Club Way (YCW), and Portofino Way Sewer Pump Station Projects. Since that time, the Agreement has been amended five times to address evolving project needs for all three

stations, extend the term, and support ongoing work. These amendments included expanded design services, site investigations, dewatering analysis, permit acquisition, and construction support. The fifth amendment was approved on May 7, 2024, extended the contract to May 7, 2026 and established a new not-to-exceed amount of $877,512.

Due to the events that occurred during the initial construction effort, the YCW Pump Station project will extend beyond the May 7, 2026 contract termination date. An extension through May 6, 2029 is necessary to allow PACE to continue providing services through construction completion and closeout.

The proposed sixth amendment would support the rebid and completion of the YCW Pump Station project. Services include updating and issuing the revised bid package, providing bidding support, and delivering construction-phase services, such as submittal and shop drawing review and responses to requests for information. The scope also includes preparation of as-built drawings, participation during startup, development of operations and maintenance (O&M) manuals, and continued support for dewatering permitting and technical compliance during construction.

Given the prior dewatering dispute and the conditions encountered at the YCW site, staff considers dewatering oversight to be a critical component of the rebid effort. PACE's familiarity with the site, existing permitting requirements, and experience during initial construction positions the consultant to effectively support project delivery and help minimize risk.

The additional $66,000 in proposed compensation is consistent with the scope of services outlined in Exhibit A-6 and the updated hourly rate schedule included in Exhibit C-6. If approved, the total not-to-exceed contract amount would be $943,512.

COORDINATION

The contract amendment has been coordinated between the City Attorney's Office and the Public Works Department. The proposed amendment to the Agreement has been reviewed and approved as to form by the City Attorney's Office.

FISCAL IMPACT

Funding for the sixth amendment is available in the Wastewater Fund Budget for the Yacht Club Way Pump Station Project, Job No. 50260. The not to exceed value of the Sixth Amendment is $66,000, increasing the total not-to-exceed agreement amount to $943,512.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Sixth Amendment to Agreement with Pacific Advanced Civil Engineering, Inc.
- Agmt - Original Agreement and Amendments 1-5 to the Agreement with Pacific Advanced Civil Engineering, Inc.
- Certificate of Liability Insurance

SIXTH AMENDMENT TO THE
AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND PACIFIC ADVANCED CIVIL ENGINEERING, INC.

THIS SIXTH AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("Sixth Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Pacific Advanced Civil Engineering Inc., a California corporation ("Consultant").

WHEREAS, on July 5, 2016, the parties originally entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement");

WHEREAS, on September 6, 2016, the parties hereto entered into a First Amendment to the Agreement ("First Amendment") to modify the scope of services and increase Consultant's total compensation limit to $693,077;

WHEREAS, on May 7, 2019, the parties entered into a Second Amendment to the Agreement ("Second Amendment") to modify the scope of services, extend the term of the Agreement to May 7, 2024, and reallocate the amounts designated to each task;

WHEREAS, on October 15, 2019, the parties entered into a Third Amendment to the Agreement ("Third Amendment") to modify the scope of services and increase Consultant's total compensation limit to $753,077;

WHEREAS, on July 13, 2021, the parties entered into a Fourth Amendment to the Agreement ("Fourth Amendment") to modify the scope of services and increase Consultant's total compensation limit to $842,517;

WHEREAS, on May 7, 2024, the parties entered into a Fifth Amendment to the Agreement ("Fifth Amendment") to modify the scope of services, extend the term of the Agreement to May 7, 2026, and increase Consultant's total compensation limit to $877,512;

WHEREAS, the Agreement is set to expire on May 7, 2026; and

WHEREAS, the parties desire to amend the Agreement to modify the scope of services, extend the term to May 6, 2029, and increase Consultant's total compensation limit.

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. **SCOPE OF SERVICES**. Exhibit "A" of the Agreement, as amended by Exhibits "A-1" through "A-5", is hereby further amended to add Exhibit "A-6", which sets forth additional duties. Exhibit "A-6" is attached hereto and incorporated by this reference. Consultant shall perform all services described in Exhibit "A" of the Agreement, as amended by Exhibits "A-1" through "A-6", in accordance with the terms and conditions of the Agreement.

2. **TERM AND TIME OF COMPLETION**. Exhibit “B” of the Agreement, as amended by Exhibits “B-1” through “B-4”, is hereby further amended to add Exhibit “B-5”, which extends the Agreement to May 6, 2029. Exhibit “B-5” is attached hereto and incorporated by this reference. Consultant shall commence and complete all services described in Exhibit “A” of the Agreement, as amended by Exhibits “A-1” through “A-6”, in accordance with the schedule set forth in Exhibit ‘B”, as amended by Exhibits “B-1” through “B-5”.

3. **COMPENSATION**. Exhibit “C” of the Agreement, as amended by Exhibits “C-1” through “C-5”, is hereby further amended to add Exhibit “C-6”, which modifies the hourly rate schedule, and increases Consultant’s total compensation by $66,000, setting a new total compensation limit of $943,512. Exhibit “C-6” is attached hereto and incorporated by this reference. Consultant shall be compensated for the services described in Exhibit “A” of the Agreement, as amended by Exhibits “A-1” through “A-6”.

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, Third Amendment, Fourth Amendment, Fifth Amendment, and this Sixth 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 any of its amendments, the terms of this Sixth Amendment shall prevail.

IN WITNESS WHEREOF, the parties have executed this Sixth Amendment in Redondo Beach, California, as of this 5th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

PACIFIC ADVANCED CIVIL ENGINEERING INC., a California corporation

DocuSigned by:
By: _____
1D78E020736948A...
Name: ANDREW T. KOMOR
Title: Sr. VP, Environmental Water Division
4/2/2026 | 10:38 AM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT "A-6"

SCOPE OF SERVICES

CONSULTANT'S DUTIES

Consultant shall perform the duties set forth below for the Yacht Club Way Sanitary Sewer Pump Stations Project, Job Nos. 50260.

1. Prepare and assist the City with the rebid package, including updating plans, specifications, and bid documents, and providing support during the bidding process as requested by the City.

2. Provide construction management support, including attending construction meetings, reviewing shop drawings and submittals, and providing responses to requests for clarifications and information during the construction phase.

3. Upon completion of the pump station construction, prepare As-Built Drawings using the redlines from the City-designated contractor and inspector.

4. Attend the startup of new pump stations and draft the Operation and Maintenance manuals, including safety precautions and procedures.

5. Provide dewatering permitting and technical assistance during construction, including detailed review of the dewatering and treatment system for compliance with applicable permitting requirements and constructability. Assist with site monitoring, evaluate any settlement concerns, and provide recommendations for mitigation measures.

EXHIBIT “B-5”

TERM AND TIME OF COMPLETION

The term of this Agreement shall be extended to May 6, 2029 (“Term”), unless otherwise terminated as herein provided.

EXHIBIT "C-6"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

A. **AMOUNT.** Consultant shall perform the work for all City approved Task Proposal(s) in accordance with the hourly rate schedule, which is hereby incorporated.

Hourly Rate Schedule	
Description	**Hourly Rate**
Principal	$324
Sr. Project Manager / Sr. Consulting Engineer	$281
Project Manager / Consulting Engineer / Sr. I&C Specialist	$270
Sr. GIS Analyst/Manager	$276
Sr. Electrical Engineer	$265
Sr. Project Engineer / Sr. Design Engineer	$229
Project Engineer / Design Engineer II / Electrical Engineer	$206
Instrumentation & Controls Specialist	$200
Sr. CAD Designer	$189
Design Engineer	$162
CAD Designer / GIS Analyst	$157
Technical Editor	$135
Graphic Designer	$135
Project Coordinator	$113
Administrative Support	$108
Assistant Designer	$92
G.P.S. Survey Unit (w/ Operator)	$314
Expert Witness	$400

B. **EXPENSES**. Consultant shall submit to the City, for prior written approval, an estimated cost breakdown for all airfare, auto rental, and hotel accommodations related to the services provided under this Agreement in order for the City to ascertain the reasonableness of the expenditures. Any additional expenses not delineated on the reimbursable expense schedule incorporated into the Agreement, including but not limited to, subcontractor markup, may only be compensated upon the City's written consent following an amendment to this Agreement. Furthermore, no hourly rates shall be invoiced by the Consultant for travel time, as Consultant receives mileage reimbursement. For all other expenses, Consultant shall be reimbursed in strict accordance with the attached schedule.

C. **NOT TO EXCEED AMOUNT**. In no event shall Consultant's total compensation, including materials and reimbursable expenses, exceed the amount of $943,512 during the term of this Agreement.

D. **METHOD OF PAYMENT**. Consultant shall provide monthly invoices to City for approval and payment for those services performed in the month prior to invoice submission. Invoices shall provide the description of work performed, staff title, hours worked, applicable hourly rate, subcontractor costs, and expenses if incurred. Invoices must be adequately detailed, based on accurate records, and in a form reasonably satisfactory to City, and shall attach copies of receipts to substantiate expense requests and any purchase of materials, subcontractor invoices, and any prior written authorization of the City for expenses and subcontractors. Consultant may be required to provide back-up material upon request.

E. **SCHEDULE FOR PAYMENT.** City agrees to pay Consultant within thirty (30) days of receipt of the monthly invoice; provided, however, that services are completed to the City's reasonable satisfaction.

F. **NO NOTICE.** Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid, or personally served, and addressed to the following parties.

Consultant: Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street Suite 120
Fountain Valley, CA 92708
Attention: Andy Komor

City: City of Redondo Beach
415 Diamond Street, Engineering Division
Redondo Beach, CA 90277
Attention: City Engineer

All notices, including notices of address changes, provided under this Agreement are deemed received as follows: (1) on the third day after mailing if sent by registered or certified mail; or (2) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

FIFTH AMENDMENT TO
AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND PACIFIC ADVANCED CIVIL ENGINEERING, INC.

THIS FIFTH AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("Fifth Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Pacific Advanced Civil Engineering Inc., a California corporation ("Consultant")

WHEREAS, on July 5, 2016, the parties originally entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS on September 6, 2016, the parties entered into a First Amendment to the Agreement ("First Amendment") to modify the scope of services, and increase Consultant's total compensation limit to the amount of $693,077; and

WHEREAS on May 7, 2019, the parties entered into a Second Amendment to the Agreement ("Second Amendment") to modify the scope of services, extend the term of the Agreement to May 7, 2024, and reallocate the amounts designated to each task; and

WHEREAS, on October 15, 2019, the parties entered into a Third Amendment to the Agreement ("Third Amendment") to modify the scope of services, and increase Consultant's total compensation limit to the amount of $753,077; and

WHEREAS, on July 13, 2021, the parties entered into a Fourth Amendment to the Agreement ("Fourth Amendment") to modify the scope of services, and increase Consultant's total compensation limit to the amount of $842,517; and

WHEREAS, the parties desire to amend the Agreement to increase Consultant's total compensation limit and extend the term of the Agreement to May 7, 2026.

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. **SCOPE OF SERVICES**. Exhibits "A" to "A-4" of the Agreement are hereby amended to add Exhibit "A-5", which adds new the duties. Exhibit "A-5" is attached hereto and incorporated by this reference.

2. **TERM AND TIME OF COMPLETION**. Exhibits "B" to "B-3" of the Agreement are hereby amended to add Exhibit "B-4", which extends the Agreement to May 7, 2026. Exhibit "B-4" is attached hereto and incorporated by this reference. Consultant shall commence and complete all services described in Exhibits "A" to "A-4" of the Agreement in accordance with the schedule set forth in Exhibit "B-4".

3. **COMPENSATION**. Exhibits "C" to "C-4" of the Agreement are hereby amended to add Exhibit "C-5" to increase Consultant's compensation limit by $34,995, setting a new total compensation limit of $877,512. Exhibit "C-5" is attached hereto and incorporated

by this reference. Consultant shall be compensated for the services described in Exhibits "A" to "A-5" of the Agreement.

4. **INSURANCE**. Exhibit “D” of the Agreement is hereby amended to add Exhibit “D-1” to raise the Consultant’s general liability coverage from $1 million to $2 million dollars. Exhibit “D-1” is attached hereto and incorporated by this reference. Consultant shall comply with the insurance requirements in Exhibit “D-1”

5. **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, Third Amendment, Fourth Amendment, and this Fifth 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 any of its amendments, the terms of this Fifth Amendment shall prevail.

IN WITNESS WHEREOF, the parties have executed this Fifth Amendment in Redondo Beach, California, as of this 7nd day of May, 2024.

CITY OF REDONDO BEACH,
a chartered municipal corporation

DocuSigned by:
6BC0853B8F644F1...

James A. Light, Mayor

PACIFIC ADVANCED CIVIL ENGINEERING, INC., a California corporation

DocuSigned by:
1D78E020736948A...

By:
Name: ANDREW T. KOMOR
Title: VP

ATTEST:

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...

Eleanor Manzano, City Clerk

APPROVED:

DocuSigned by:
Diane Strickfaden
ABED8CF35EEF48C...

Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

DocuSigned by:
Michael W. Webb
669049EDE03D402...

Michael W. Webb, City Attorney

EXHIBIT "A-5"

SCOPE OF SERVICES

CONSULTANT'S DUTIES

Consultant shall perform the duties set forth below for the Portofino Way and Yacht Club Way Sanitary Sewer Pump Stations Projects, Job Nos. 50210 & 50260.

1. Provide construction management support, including attending construction meetings, reviewing shop drawings and submittals, and providing responses to requests for clarifications and information during the construction phase.

2. Upon completion of the pump station construction, prepare As-Built Drawings using the redlines from the City-designated contractor and inspector

3. Attend the startup of new pump stations and draft the Operation and Maintenance manuals, including safety precautions and procedures.

EXHIBIT “B-4”

TERM AND TIME OF COMPLETION

The term of this Agreement shall be extended to May 7, 2026 (“Term”), unless otherwise terminated as herein provided.

EXHIBIT "C-5"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

A. **AMOUNT.** Consultant shall perform the work for all City approved Task Proposal(s) in accordance with the hourly rate schedule, which is hereby incorporated.

Hourly Rate Schedule	
Description	**Hourly Rate**
Principal	$300
Sr. Project Manager / Sr. Consulting Engineer	$260
Project Manager / Consulting Engineer / Sr. I&C Specialist	$250
Sr. Electrical Engineer / Sr. GIS Analyst	$245
Sr. Project Engineer / Sr. Design Engineer	$220
Project Engineer / Design Engineer II	$190
Instrumentation & Controls Specialist	$185
Sr. CAD Designer	$175
Design Engineer	$150
CAD Designer / GIS Analyst	$145
Graphic Designer	$125
Project Coordinator	$105
Administrative Support	$100
Assistant Designer	$85
G.P.S. Survey Unit (w/ Operator)	$290
Expert Witness	$400

B. **EXPENSES**. Consultant shall submit to the City, for prior written approval, an estimated cost breakdown for all airfare, auto rental, and hotel accommodations related to the services provided under this Agreement in order for the City to ascertain the reasonableness of the expenditures. Any additional expenses not delineated on the attached schedule, including but not limited to, subcontractor markup, may only be compensated upon the City's written consent following an amendment to this Agreement. Furthermore, no hourly rates shall be invoiced by the Consultant for travel time, as Consultant receives mileage reimbursement. For all other expenses, Consultant shall be reimbursed in strict accordance with the attached schedule.

C. **NOT TO EXCEED AMOUNT**. In no event shall Consultant's total compensation, including materials and reimbursable expenses, exceed the amount of $877,512 during the term of this Agreement.

D. **METHOD OF PAYMENT**. Consultant shall provide monthly invoices to City for approval and payment. Invoices shall provide the description of work performed, staff title, hours worked, applicable hourly rate, subcontractor costs, and expenses if incurred. Invoices must be adequately detailed, based on accurate records, and in a form reasonably satisfactory to City, and attach copies of receipts to substantiate expense requests and any purchase of materials, subcontractor invoices, and any prior written authorization of the City for expenses and subcontractors. Consultant may be required to provide back-up material upon request.

E. **SCHEDULE FOR PAYMENT.** City agrees to pay Consultant within 30 days of receipt of the monthly invoice; provided, however, that services are completed to the City's reasonable satisfaction.

F. **NOTICE.** Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street Suite 120
Fountain Valley, CA 92708
Attention: Andy Komor

City: City of Redondo Beach
415 Diamond Street, Engineering Division
Redondo Beach, CA 90277
Attention: City Engineer

All notices, including notices of address changes, provided under this Agreement are deemed received on the third day after mailing if sent by registered or certified mail. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party.

PACE
Advanced Water Engineering

REIMBURSABLE EXPENSE RATES*

	Units	Cost
Travel		
Mileage (Per Mile)	Mile	$0.67
Airfare, Auto Rental, Hotel		At Cost
Parking, tax, and tolls		At Cost
Outside Reproduction		At Cost
Shipping (FedEx, UPS, Courier, etc.)		At Cost
Misc. (Review Fees, Specific Charges)		At Cost
Reproduction (In-House)		
Sheet Bond - B/W Prints and Copies – All sizes	SF	$0.16
(8 ½ x 11 to 12 x18)		
Sheet - Color Prints and Copies – All sizes	SF	$1.20
Sheet - Glossy Color Print/Photo – All sizes	SF	$2.60
Roll - Plots and Copies (Roll Paper)		
- Bond (B/W)	SF	$0.88
- Bond (Color)	SF	$1.56
Roll - Vellum or Mylar Plots	SF	$2.60
Roll - Glossy Color Plot Exhibits (Roll Paper)	SF	$3.12
Report 3-Ring Binders		
< 1.5”	EA	$10.40
1.5” to 3”	EA	$15.60
> 3”	EA	$26.00
Coil or GBC Punch Binding	EA	$1.04

*Note: All reimbursable expenses will be invoiced at the above rates.

EXHIBIT “D-1”

INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

Errors and Omissions liability insurance appropriate to the consultant's profession. Architects' and Engineers' coverage is to be endorsed to include contractual liability.

Minimum Limits of Insurance

Consultant shall maintain limits no less than:

General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit shall apply separately to this project/location.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

Errors and Omissions liability: $1,000,000 per occurrence.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials,

employees and volunteers or (2) the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Endorsement:

General Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant.

For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Errors and Omissions policy, if written on a claims made basis, shall be maintained by the Consultant for a period of one year after the completion of the project.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project. The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Consultant's part.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements are to be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

Subcontractors

Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Risk Management

Consultant acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

PACIAQU-01 ARODRIGUEZ6

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/30/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776
HUB International Insurance Services Inc.
4695 MacArthur Court
Suite 600
Newport Beach, CA 92660

CONTACT NAME: Henry Zamora
PHONE (A/C, No, Ext): (714) 569-2718 2718 FAX (A/C, No): (714) 242-9723
E-MAIL ADDRESS: henry.zamora@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Navigators Specialty Insurance Company	36056
INSURER B : Infinity Select Insurance Company	20260
INSURER C : Oak River Insurance Company	34630
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street Suite 120
Fountain Valley, CA 92708

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		LA24CGLZ0H0WVIC	4/30/2024	4/30/2025	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X Retention: NIL						MED EXP (Any one person)	$ Excluded
	X Contractual Liab Inc						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER: CAP:$10,000,000 per project						EBL AGGREGATE	$ 1,000,000
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO	X		500010346001	4/30/2024	10/31/2024	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE			LA24EXCZ0H3MSIC	4/30/2024	4/30/2025	AGGREGATE	$ 5,000,000
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH)	N / A		PAWC539195	3/2/2024	3/2/2025	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Redondo Beach, its officers, elected, and appointed officials, employees, and volunteers are named as Additional Insured in respects to the General Liability and Auto Liability as required by written contract. Excess Liability is Following Form over the General Liability and Auto Liability.

CERTIFICATE HOLDER

City of Redondo Beach
415 Diamond Street, Engineering Division
Redondo Beach, CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Any person or organization for whom you are performing operations during the policy period when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy	.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Any person or organization to whom the Named Insured has agreed by a written contract that such person or organization be added as an Additional Insured for Completed Operations Coverage, but only as respects "Commercial Construction", and only as respects occurrences subsequent to the making of such written contract. As used in this endorsement, "Commercial Construction" means construction other than 1) new home construction and 2) condominium or townhouse related work other than remodel of a single unit	.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization (s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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KEMPER Auto
COMMERCIAL

Kemper Auto Commercial
11700 Great Oaks Way, Suite 450
Alpharetta, GA 30022
Underwritten by: Infinity Select Insurance Company

Customer Service: (800) 722-3391
Claims Service: (800) 334-1661

ADDITIONAL NAMED INSURED ENDORSEMENT

Copy To	Policy ID Number	Expiration Date
City of Redondo Beach **415 Diamond Street, Engineering Division** **Redondo Beach, CA 90277**	**50010346001**	10/31/2024 12:01 a.m.
	Named Insured	
	Pacific Aquascape, Inc.	
	This endorsement is attached to and forms a part of the listed policy. No changes will be effective prior to the time changes are requested.	

Additional Insured
City of Redondo Beach

Part A - Liability Coverage, is changed as follows:

The definition of insured is changed to include the additional insured named above. Adding an **insured** will not increase the limit of our liability. The insurance provided by this endorsement will be excess over any other valid and collectible insurance.

All other parts of this Policy remain unchanged.

FOURTH AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND PACIFIC ADVANCED CIVIL ENGINEERING, INC.

THIS FOURTH AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("Fourth Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Pacific Advanced Civil Engineering, Inc., a California corporation ("Contractor" or "Consultant").

WHEREAS, on July 5, 2016, the City and Consultant originally entered into the Agreement for Consulting Services between the City and Consultant the "Agreement"); and

WHEREAS on September 6, 2016, the parties entered into a First Amendment First Amendment") to modify the scope of services, and increase Consultant's total compensation limit to the amount of $693,077; and

WHEREAS on May 7, 2019, the parties entered into a Second Amendment ("Second Amendment") to modify the scope of services, extend the term of the Agreement to May 7, 2024, and reallocate the amounts allocated to each task; and

WHEREAS, on October 15, 2019, the parties entered into a Third Amendment ("Third Amendment") to modify the scope of services, and increase Consultant's total compensation limit to the amount of $753,077; and

WHEREAS, the parties desire to amend the Agreement.

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

1. SCOPE OF SERVICES. Exhibits "A" to "A-3" of the Agreement are hereby amended to add Exhibit "A-4", which adds task 12 to the scope of services. Exhibit "A-4" is attached hereto and incorporated by reference.

2. COMPENSATION. Exhibits "C" to "C-3" of the Agreement are hereby amended to add Exhibit "C-4" to increase the limit for the total compensation paid to Consultant by $89,440 for a total compensation limit of $842,517, and amend Consultant's party of notice. Exhibit "C-4" is attached hereto and incorporated by reference. Consultant shall be compensated for the services described in Exhibits "A" to "A-4" of the Agreement.

3. 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, Third Amendment, and this 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, First Amendment, Second Amendment, 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 13th day of July, 2021.

CITY OF REDONDO BEACH,
a chartered municipal corporation

William C. Brand, Mayor

PACIFIC ADVANCED CIVIL ENGINEERING, INC.,
a California corporation

By:
Name: Mark Krohs
Title: President

ATTEST:

Eleanor Manzano, City Clerk

APPROVED:

Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

Michael W. Webb, City Attorney

EXHIBIT "A-4"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

CONSULTANT'S DUTIES

Task 12. Consultant shall perform the following duties for the dewatering Quantity and Quality Investigation and Analysis at Yacht Club Way and Portofino Way Wastewater Pump Stations.

1. Provide one soil boring at each Pump Station location with corresponding geological analysis to estimate the groundwater dewatering quality and quantity required from each site to be used for the station's future planned construction.

2. Provide water quality sampling for the groundwater extracted from each boring location, and compare with another sample obtained from the King Harbor. The Harbor is the proposed discharge point for the dewatering water during pump station construction. Estimate and determine treatment requirements and techniques based on the results from the analysis, and allocate space at each site and describe in the construction specifications.

3. Coordinate with the City and the Los Angeles Regional Water Quality Control Board (Board) based on the results of this analysis, to obtain discharge permits and issue technical memos for the two project locations.

4. Provide geotechnical recommendations to evaluate subsurface conditions at the locations of the proposed submersible pump stations and valve vaults. The field exploration for the new station structures will consist of a total of one boring each which will be placed as close to the footprint of the proposed structure as possible.

5. Drill the boring to a maximum depth of 50 feet. Record the groundwater level during drilling operations. Convert the boring to a temporary piezometer to obtain a sample of the groundwater to test for petroleum hydrocarbons, total dissolved and suspended solid, and heavy metals.

6. Remove the piezometer after obtaining the groundwater sample. Collect a sample of the Harbor water for analysis. Provide recommendations for an open excavation. Obtain a Los Angeles County Department of Public Health boring/piezometer permit.

7. Locate underground utilities and the boring location based on landmarks or stakes furnished. Conduct laboratory testing, including chemical analysis for corrosivity; perform seismic and geologic hazard screening; evaluate liquefaction potential; and prepare a report. Perform the borings with a hollow stem auger/rotarywash drilling rig and by hand auger. Prior to performing the soil boring, coordinate with Underground Service Alert and a private utility locator to identify underground utilities. Provide traffic control during drilling operations in accordance with the MUTCD manual.

8. Drilling Operations – Log the borings and obtain representative soil samples at selected depths and at changes of soil stratum. Record groundwater levels during

drilling operations. Drum excess cuttings and prepare proper manifest for City's signature. Dispose of drums off-site. Convert the borehole to a temporary piezometer and measure the depth to water. Perform environmental groundwater sampling to meet all Board construction dewatering sampling requirements for a dewatering permit after the piezometer has been constructed and purged. Test the groundwater once for the following:

a. EPA 6010B–Metals;
b. EPA 8015B–Total Petroleum Hydrocarbons Diesel (TPHd), Total Petroleum Hydrocarbons Motor Oil (TPHmo);
c. Total Dissolved and Suspended Solid in groundwater; and
d. EPA 8015B–Total Petroleum Hydrocarbons gas (TPHg), Benzene, Toluene, Ethylbenzene and Xylene (BTEX), and Methyl Tertiary-Butyl Ether (MTBE).

9. Sample and analyze a sample of the Harbor water near the piezometer location for the same constituents as from the piezometer. Perform Soils Analyses Laboratory testing on representative soil samples to evaluate their engineering properties. Include laboratory test results on the boring logs and within the geotechnical report.

10. Seismic and Geologic Hazard Screen – Include a review of available seismic hazard maps and technical publications in seismicity screening. Review the following potential seismic and geologic hazards:

    a. AESCO Proposal No. P6957B Construction Material Testing/Inspection Environmental & Geotechnical Engineering Services liquefaction,
    b. seismic ground shaking,
    c. lateral spreading,
    d. differential settlement, and
    e. fault rupture.

11. Provide signed copies of written report that include the following:

    a. A brief description of the proposed project;
    b. a site location map showing boring locations;
    c. a description of the field investigation and laboratory testing;
    d. the laboratory test results and boring logs;
    e. potential seismic hazards, including Seismic Zone Coefficients, soil profile, depth to groundwater, ground shaking and liquefaction potential;
    f. earth pressures for temporary shoring; geotechnical feasibility evaluation;
    g. soil parameters for design including active and passive pressures;
    h. dewatering recommendations; and earthwork recommendations.

    Summarize and discuss the environmental groundwater and Harbor water tests results.

EXHIBIT "C-4"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

A. **AMOUNT**. For the services described herein, Consultant shall be paid in accordance with the following schedule.

Man-Hour Breakdown	Rate	Hours	Total Not to Exceed Amount
Sr. Project Manager	$225	32	$7,200.00
Project Manager	$210	40	$8,400.00
Project Engineer	$185	24	$4,440.00
Project Coordinator / Admin Support	$95	48	$4,560.00
Portofino Way PS Geotechnical & Dewatering Assessment			$32,420.00
Yacht Club Way PS Geotechnical & Dewatering Assessment			$32,420.00
Task 12 Total			**$89,440.00**

In no event shall the total compensation paid to Consultant exceed $842,517 during the term of the Agreement.

B. **METHOD OF PAYMENT**. Consultant shall provide monthly invoices indicating the monitoring season, type of samples, location of samples, quantity, unit cost, applicable rate, hours, and total amount, to City for approval and payment. Invoices must be itemized, adequately detailed, based on accurate records, and in a form reasonably satisfactory to City. Consultant may be required to provide back-up material upon request.

C. **SCHEDULE FOR PAYMENT**. City agrees to pay Consultant within thirty (30) days of receipt of the monthly invoice, provided however, that services are completed to City's full satisfaction.

D. **NOTICE.** Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street
Fountain Valley, CA 92708
Attention: Andy Komor

City: City of Redondo Beach
Public Works Department, Engineering Division
415 Diamond Street
Redondo Beach, CA 90277
Attention: Andrew Winje, City Engineer

All notices, including notices of address changes, provided under this Agreement are deemed received on the third day after mailing if sent by registered or certified mail. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party.

PACIAQU-01 LLETTIERI

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/29/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776
Newport Beach, CA - HUB International Insurance Services Inc.
4695 MacArthur Court
Suite 600
Newport Beach, CA 92660

CONTACT NAME:
PHONE (A/C, No, Ext): (949) 623-3980 FAX (A/C, No): (949) 891-0407
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE — NAIC #

INSURER A : Evanston Insurance Company — 35378
INSURER B : Nationwide Mutual Insurance Company — 23787
INSURER C : Oak River Insurance Company — 34630
INSURER D : Arch Specialty Insurance Company — 21199
INSURER E :
INSURER F :

INSURED
Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street Suite 120
Fountain Valley, CA 92708

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE $	1,000,000
	CLAIMS-MADE X OCCUR	X		MKLV5PBC003203	4/30/2021	4/30/2022	DAMAGE TO RENTED PREMISES (Ea occurrence) $	300,000
							MED EXP (Any one person) $	
							PERSONAL & ADV INJURY $	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE $	10,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG $	2,000,000
	OTHER. CAP:$10,000,000 per project						EBL AGGREGATE $	1,000,000
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) $	1,000,000
	X ANY AUTO		X	ACP BA 3019722129	4/30/2021	4/30/2022	BODILY INJURY (Per person) $	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident) $	
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) $	
							$	
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE $	
	EXCESS LIAB CLAIMS-MADE						AGGREGATE $	
	DED RETENTION $						$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N / N/A			PAWC229051	3/2/2021	3/2/2022	E.L. EACH ACCIDENT $	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE $	1,000,000
							E.L. DISEASE - POLICY LIMIT $	1,000,000
D	PROF & POLL LIAB			CPP0055298-08	4/30/2021	4/30/2022	EACH CLAIM $3M / DED	150,000
D	RETRO DATE: 1/1/1995			CPP0055298-08	4/30/2021	4/30/2022	AGG $6M/ DED	450,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Redondo Beach, its officers, elected, and appointed officials, employees, and volunteers are named as Additional Insured in respects to the General Liability and Auto Liability as per written contract with the named insured.

CERTIFICATE HOLDER

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

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
As required by written contract executed by both parties prior to loss; Applies to commercial work only	All locations; Applies to commercial work only
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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POLICY NUMBER:MKLV5PBC003203 COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – (FORM B)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

Name Of Person Or Organization:
As required by written contract executed by both parties prior to loss; Applies to commercial work only

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO PROTECTION - GOLD

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SUMMARY OF COVERAGES

A. Effect of This Endorsement
B. Newly Acquired or Formed Entities
C. Employees as Insureds – Nonowned Autos
D. Additional Insured by Contract, Permit or Agreement
E. Supplementary Payments – Bail Bonds
F. Supplementary Payments – Loss of Earnings
G. Personal Effects and Property of Others Extension
H. Prejudgment Interest Coverage
I. Fellow Employee - Officer, Managers and Supervisors
J. Hired Auto Physical Damage
K. Temporary Substitute Autos – Physical Damage Coverage
L. Expanded Towing Coverage
M. Auto Loan or Lease Coverage
N. Original Equipment Manufacturer Parts – Leased Private Passenger Types
O. Deductible Amendments
P. Rental Reimbursement Coverage
Q. Expanded Transportation Expense
R. Extra Expense – Stolen Autos
S. Physical Damage Limit of Insurance
T. New Vehicle Replacement Cost
U. Physical Damage Coverage Extension
V. Transfer of Rights of Recovery Against Others To Us
W. Section IV – Business Auto Conditions – Notice of and Knowledge of Occurrence
X. Hired Car Coverage Territory
Y. Emergency Lock Out
Z. Cancellation Condition

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A. EFFECT OF THIS ENDORSEMENT

Coverage provided under this policy is modified by the provisions of this endorsement. If there is any conflict between the provisions of this endorsement and the provision(s) of any state-specific endorsement also attached to this policy, then the provision(s) of the state-specific endorsement shall apply instead of the provisions of this endorsement that are in conflict, but only to the extent of the conflict, and only to the extent necessary to bring such provisions into conformance with the state requirement(s) contained in the provision(s) of the state-specific endorsement.

B. NEWLY ACQUIRED OR FORMED ENTITIES

The Named Insured shown in the Declarations is amended to include any organization you newly acquire or form, other than a partnership, joint venture, or limited liability company, and over which you maintain ownership or majority (more than 50%) interest; if there is no other similar insurance available to that organization. Coverage under this provision is afforded until the 180th day after you acquire or form the organization or the end of the policy period, whichever is later.

C. EMPLOYEES AS INSUREDS – NONOWNED AUTOS

The following is added to paragraph A.1. Who Is An Insured of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

d. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

D. ADDITIONAL INSURED BY CONTRACT, PERMIT OR AGREEMENT

The following is added to A.1. Who Is An Insured of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

Any person or organization that you are required to name as an additional insured in a written contract or agreement that is executed or signed by you prior to a "bodily injury" or "property damage" occurrence is an "insured" for Covered Auto Liability coverage. However, with respect to covered "autos", such person or organization is an insured only to the extent that person or organization qualifies as an "insured" under A.1. Who is an Insured of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

If specifically required by the written contract or agreement referenced in the paragraph above, any coverage provided by this endorsement to an additional insured shall be primary and any other valid and collectible insurance available to the additional insured shall be non-contributory with this insurance. If the written contract does not require this coverage to be primary and the additional insured's coverage to be non-contributory, then this insurance will be excess over any other valid and collectible insurance available to the additional insured.

E. SUPPLEMENTARY PAYMENTS – BAIL BONDS

Supplementary Payments of SECTION II – COVERED AUTOS LIABILITY COVERAGE is revised as follows:

(2) Up to $2,500 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

F. SUPPLEMENTARY PAYMENTS – LOSS OF EARNINGS

Supplementary Payments of the SECTION II – COVERED AUTOS LIABILITY COVERAGE is revised as follows:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

G. PERSONAL EFFECTS AND PROPERTY OF OTHERS EXTENSION

1. The. Care, Custody or Control Exclusion of SECTION II – COVERED AUTOS LIABILITY COVERAGE, does not apply to "property damage" to property, other than your property, up to an amount not exceeding $250 in any one "accident". Coverage is excess over any other valid and collectible insurance.
2. The following paragraph is added to A.4. Coverage Extensions of SECTION III – PHYSICAL DAMAGE COVERAGE:
   c. We will pay up to $500 for your property that is lost or damaged as a result of a covered "loss", without applying a deductible. Coverage is excess over any other valid and collectible insurance.

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H. PREJUDGMENT INTEREST COVERAGE

The following paragraph is added to SECTION II – COVERED AUTOS LIABILITY COVERAGE, 2. Coverage Extensions, a. Supplementary Payments:

(7) Prejudgment interest awarded against the "insured" on that part of the judgment we pay. If we make an offer to pay the applicable limit of insurance, we will not pay any prejudgment interest based on that period of time after the offer.

I. FELLOW EMPLOYEE – OFFICERS, MANAGERS, AND SUPERVISORS

The Fellow Employee Exclusion in SECTION II – COVERED AUTOS LIABILITY COVERAGE is replaced as follows;

A. "Bodily injury" to any fellow "employee" of the "insured" arising out of and in the course of the fellow "employee's" employment or while performing duties related to the conduct of your business. This exclusion does not apply to an "insured" who occupies a position as an officer, manager, or supervisor.

J. HIRED AUTO PHYSICAL DAMAGE

If covered "auto" designation symbols 1 or 8 apply to Liability Coverage and if at least one "auto" you own is covered by this policy for Comprehensive, Specified Causes of Loss, or Collision coverages, then the Physical Damage coverages provided are extended to "autos" you lease, hire, rent or borrow without a driver; and provisions in the Business Auto Coverage Form applicable to Hired Auto Physical Damage apply up to a limit of $100,000. The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. Any Comprehensive deductible does not apply to fire or lightning.

K. TEMPORARY SUBSTITUTE AUTOS – PHYSICAL DAMAGE COVERAGE

The following is added to paragraph C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos of SECTION I - COVERED AUTOS:

If Physical Damage Coverage is provided by this Coverage Form, the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:

a. Breakdown;

b. Repair;

c. Servicing;

d. "Loss"; or

e. Destruction

The coverage that applies is the same as the coverage provided for the vehicle being replaced.

L. EXPANDED TOWING COVERAGE

1. We will pay up to:
   a. $100 for a covered "auto" you own of the private passenger type, or
   b. $500 for a covered "auto" you own that is not of the private passenger type,

   for towing and labor costs incurred each time the covered "auto" is disabled. However, the labor must be performed at the place of disablement.
2. This coverage applies only for an "auto" covered on this policy for Comprehensive or Specified Causes of Loss Coverage and Collision Coverages.
3. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto".

M. AUTO LOAN OR LEASE COVERAGE

1. In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the loan or lease, including up to a maximum of $500 for early termination fees or penalties, for your covered "auto" less:
   a. The amount paid under SECTION III – PHYSICAL DAMAGE COVERAGE of this policy; and
   b. Any:
      1) Overdue lease/loan payments at the time of the "loss";
      2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
      3) Security deposits not refunded by a lessor;
      4) Costs of extended warranties, Credit Life insurance, Health, Accident, or Disability insurance purchased with the lease; and

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5) Carry-over balances from previous leases.

2. This coverage only applies to a "loss" which is also covered under this policy for Comprehensive, Specified Causes of Loss, or Collision coverage.
3. Coverage does not apply to any unpaid amount due on a loan for which the covered "auto" is not the sole collateral.

N. ORIGINAL EQUIPMENT MANUFACTURER PARTS – LEASED PRIVATE PASSENGER TYPES

Under Paragraph C. Limit of Insurance of SECTION III – PHYSICAL DAMAGE COVERAGE, Section 4 is added as follows:

4. We will use new original equipment vehicle manufacturer parts for any private passenger type covered "auto" where required by the lease agreement which has a term of at least six months. If a new original equipment vehicle manufacturer part is not in production or distribution we may use a like, kind and quality replacement part.

O. DEDUCTIBLE AMENDMENTS

The following are added to the Deductible provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

If another policy or coverage form that is not an automobile policy or coverage form issued by this company applies to the same "accident", the following applies:

1. If the deductible under this coverage is the smaller (or smallest) deductible, it will be waived:
2. If the deductible under this coverage is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

If a Comprehensive or Specified Causes of Loss Coverage "loss" from one "accident" involves two or more covered "autos", only the highest deductible applicable to those coverages will be applied to the "accident," if the cause of the loss is covered for those vehicles. This provision only applies if you carry Comprehensive or Specified Causes of Loss Coverage for those vehicles, and does not extend coverage to any covered "autos" for which you do not carry such coverage.

No deductible applies to glass if the glass is repaired, in a manner acceptable to us, rather than replaced.

P. RENTAL REIMBURSEMENT COVERAGE

1. This coverage applies only to a covered "auto" for which Physical Damage Coverage is provided on this policy.
2. We will pay for rental reimbursement expenses incurred by you for the rental of an "auto" because of "loss" to a covered "auto". Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto." No deductibles apply to this coverage.
3. We will pay only for those expenses incurred during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, with the lesser of the following number of days:
   a. The number of days reasonably required to repair or replace the covered "auto". If "loss" is caused by theft, this number of days is added to the number of days it takes to locate the covered "auto" and return it to you.
   b. The number of days shown in the Schedule.
4. Our payment is limited to the lesser of the following amounts:
   a. Necessary and actual expenses incurred.
   b. $75 for any one day or for a maximum of 30 days.
5. This coverage does not apply while there are spare or reserve "autos" available to you for your operations.
6. If "loss" results from the total theft of a covered "auto" of the private passenger type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under SECTION III – PHYSICAL DAMAGE COVERAGE Coverage Extension.

Q. EXPANDED TRANSPORTATION EXPENSE

Paragraph A.4.a. of SECTION III – PHYSICAL DAMAGE COVERAGE is replaced by the following:

We will pay up to $50 per day to a maximum of $1500 for temporary transportation expense incurred by you because of the total theft of a

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covered "auto" of the private passenger type. We will only pay for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 24 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

R. EXTRA EXPENSE – STOLEN AUTOS

The following paragraph is added to Coverage Extensions of SECTION III – PHYSICAL DAMAGE COVERAGE:

c. We will pay for up to $5,000 for the expense of returning a stolen covered "auto" to you. We will pay only for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage

S. PHYSICAL DAMAGE LIMIT OF INSURANCE

Under SECTION III – PHYSICAL DAMAGE COVERAGE, Paragraph C., Limit of Insurance is replaced by the following:

C. Limit Of Insurance

1. The most we will pay for "loss" in any one "accident" is the lesser of:
   a. The actual cash value of the damaged or stolen property as of the time of the "loss", or
   b. The cost of repairing or replacing the damaged or stolen property.
2. $1500 is the most we will pay for "loss" in any one "accident" to all electronic equipment that reproduces, receives or transmits audio, visual or data signals which, at the time of "loss", is:
   a. Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment.
   b. Removable from a permanently installed housing unit as described in Paragraph 2.a. above or is an integral part of that equipment; or
   c. An integral part of such equipment.
3. An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".
4. The cost of repairing or replacing may:
   a. Be based on an estimate which includes parts furnished by the original equipment manufacturer or other sources including non-original equipment manufacturers and
   b. If a repair or replacement results in better than like kind or quality, we will not pay for the amount of the net improvement.
5. If we offer to pay the actual cash value of the damaged or stolen property, we will value auto advertising wraps, paint customization, and similar business related advertising modifications, in addition to the actual cash value of the property. Auto advertising wraps, paint customization, and similar business related advertising modifications will be valued at the cost to replace them with an adjustment made for depreciation and physical condition.

T. NEW VEHICLE REPLACEMENT COST

The following is added to the Limit of Insurance provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

5. The provisions of paragraphs 1. and 3. do not apply to a covered "auto" of the private passenger type or a vehicle with a gross vehicle weight rating of 20,000 pounds or less which is a "new vehicle."

   In the event of a total "loss" to your new vehicle to which this coverage applies, we will pay at your option:

   a. The verifiable "new vehicle" purchase price you paid for your damaged vehicle, not including any insurance or warranties purchased;
   b. If it is available, the purchase price, as negotiated by us, of a "new vehicle" of the same make, model, and equipment or the most similar model available, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturers' dealership; or .
   c. The market value of your damaged vehicle, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturer's dealership.

   We will not pay for initiation or set up costs associated with loans or leases

   As used in this endorsement, a "new vehicle" means an "auto" of which you are the original owner that has not been previ-

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ously titled and which you purchased less than 365 days before the date of the "loss".

U. PHYSICAL DAMAGE COVERAGE EXTENSIONS

Under SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, Coverage Extensions, b. Loss of Use Expenses is replaced by the following:

b. Loss of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver, under a written rental contract or agreement. We will pay for loss of use expenses if caused by:

(1) Other than collision if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

(2) Specified Causes of Loss only if the Declarations indicate that Specified Causes of Loss Coverage is provided for any covered "auto"; or

(3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto."

However, the most we will pay for any expenses for loss of use is $50 per day, to a maximum of $1,500. The insurance provided by this provision is excess over any other collectible insurance.

V. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

The following is added to the Transfer Of Rights Of Recovery Against Others To Us Condition:

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" because of payments we make for damages under this coverage form.

W. NOTICE OF AND KNOWLEDGE OF OCCURRENCE

SECTION IV – BUSINESS AUTO CONDITIONS, Paragraph A is amended as follows:

6. NOTICE OF AND KNOWLEDGE OF OCCURRENCE

a. Your obligation in the Duties in the Event of Accident, Claim, Suit or Loss Condition relative to notification requirements applies only when the "accident" or "loss" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

b. Your obligation in the. Duties in the Event of Accident, Claim, Suit or Loss Condition relative to providing us with documents concerning a claim or "suit" will not be considered breached unless the breach occurs after such claim or "suit" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

X. HIRED CAR – COVERAGE TERRITORY

Item (5) of the Policy Period, Coverage Territory General Conditions is replaced by the following:

(5) Anywhere in the world if a covered "auto" is leased, hired, rented or borrowed without a driver for a period of 30 days or less; and

Y. EMERGENCY LOCKOUT

We will reimburse you up to $100 for reasonable expense incurred for the services of a locksmith to gain entry into your covered "auto" subject to these provisions:

1. Your door key, electronic key or key entry pad has been lost, stolen or locked in your covered "auto" and you are unable to enter such "auto" , or
2. Your keyless entry device battery dies and you are unable to enter such "auto" as a result,
3. Your key, electronic key or key entry pad has been lost or stolen and you have changed the lock to prevent an unauthorized entry; and

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4. Original copies of receipts for services of a locksmith must be provided before reimbursement is payable.

Z. CANCELLATION CONDITION

Paragraph A.2. of the COMMON POLICY CONDITION – CANCELLATION applies except as follows:

If we cancel for any reason other than nonpayment of premium, we will mail or deliver to the First Named Insured written notice of cancellation at least 60 days before the effective date of cancellation. This provision does not apply in those states that require more than 60 days prior notice of cancellation.

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THIRD AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND PACIFIC ADVANCED CIVIL ENGINEERING, INC.

THIS THIRD AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("Second Amendment") is made between the City of Redondo Beach, a Chartered Municipal Corporation ("City") and Pacific Advanced Civil Engineering, Inc., a California Corporation ("Consultant").

WHEREAS, on July 5, 2016, the City and Consultant originally entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS on September 6, 2016, the parties entered into a First Amendment ("First Amendment"); and

WHEREAS on May 7, 2019, the parties entered into a Second Amendment ("First Amendment"); and

WHEREAS, the parties wish to amend the Agreement.

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

1. Scope of Services. Exhibit "A-2" of the First Amendment is hereby deleted in its entirety and Exhibit "A" of the Agreement is amended to add additional duties to complete the South Redondo PCH Sanitary Sewer Conveyance System Improvements as outlined in Exhibit "A-3". Exhibit "A-3" is attached hereto and incorporated by reference.

2. Schedule of Completion. Exhibit "B" of the Agreement is hereby deleted in its entirety and replaces with Exhibit "B-3" amended to extend the term of the Agreement. Exhibit "B-3" is attached hereto and incorporated by reference.

3. Compensation. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-3" which adds $60,000 of additional funds to this Agreement to cover the cost of the additional services described in Exhibit "A-3". To the extent that Exhibit "C-1" and "C-2" allocated funding for the scope of services contained in Exhibits "A-1" and "A-2," respectively, it is hereby deleted. Exhibit "C-3" is attached hereto and incorporated by reference.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED AS TO FORM

4. No Other Amendments. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement, the 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, the First Amendment, or Second Amendment, the terms of this Second Third Amendment shall govern.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED BY LEG

IN WITNESS WHEREOF, the parties have executed this Third Amendment in Redondo Beach, California, as of this 15th day of October, 2019.

CITY OF REDONDO BEACH

William C. Brand
Mayor

PACIFIC ADVANCED CIVIL ENGINEERING, INC.

By: _____

Name: Andrew T. Komor, PE
Title: Vice President

ATTEST:

Eleanor Manzano, City Clerk

APPROVED:

Jill Buchholz, Risk Manager

APPROVED AS TO FORM:

Michael W. Webb, City Attorney

EXHIBIT "A-3"

SCOPE OF SERVICES

CONSULTANT'S DUTIES

Task 1 – Seaside Lagoon Short-Term Treatment Improvement Evaluation

Consultant shall visit the site and investigate the existing configuration of chlorination/dechlorination setup, influent and effluent distribution piping, points of chemical injection, mixing strategies, and operating protocols to optimize the existing treatment system configuration and evaluate potential short-term treatment modifications to comply with discharge permit requirements.

Consultant shall provide equipment, materials, and labor to perform the water quality analysis at the Seaside Lagoon of following sampling locations.

1. Chlorinated influent to the Lagoon
2. Residual chlorine in the Lagoon (minimum of three sampling points)
3. Dechlorinated Lagoon discharge

The following water quality parameters will be tested for the evaluation and cost involved for the listed tests that are included in the Task 1 compensation.

Table 1 – Water quality parameters tested in Task 01

Class	Parameter	Method	Equipment	Major Significance
General	pH	Handheld probe	Hach HQ40d	Sensitive for chlorination effectiveness
	ORP	Handheld probe	ORPTestr 10	Oxidation Status of the lagoon water
Disinfection Residual	Free Chlorine	HACH 8021	HACH DR 2800 / Hach DR 900	Residual Chlorine Conc.
	Total Chlorine	HACH 8167	HACH DR 2800 / Hach DR 900	Chloramine Conc.
Outsourced samples	TSS	SM 2540D	Test America Laboratory	Permit requirement
	Oil and Grease	SM 1664B	Test America Laboratory	Permit requirement

Consultant to perform an onsite chlorine demand test to optimize the chlorine dosage requirement and bench scale testing will be carried out to confirm the strength of the stock solutions used for chlorination and dechlorination.

Task 2 – Seaside Lagoon Long-Term Improvements Development

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE

Consultant to study alternative seawater intake opportunities and operational methods (closed-system) to continuing operating the Lagoon in the event the AES Powerplant's discharge pipe is no longer available to provide intake Lagoon water. Consultant shall review existing treatment system at the Seaside Lagoon including the influent and effluent pipe layout, operating protocols, and operating permit requirements to develop long-term treatment alternatives (minimum of 3) which will minimize or eliminate the requirement of discharge to the harbor and maximize operational cost savings. The process diagrams, sizing, and conceptual design drawings shall be submitted to the City for review.

Task 3 – Conceptual 30% modification design

Based on Task 02 conceptual treatment modifications, the consultant shall submit 10% site layout drawings for the preferred design approach for the City's review. Consultant shall provide 30% design drawings on 11 x 17 format; including design data, hydraulic process calculations, capital and operating cost estimates, equipment selection information, and electrical system design.

Task 4 – General Review

Consultant shall review seawater intake and outflow regulatory permit requirements and advise the client on necessary modifications required for the current permits based on the alternative conceptual treatment modifications. Consultant to identify operational and structural improvements necessary to compensate the proposed conceptual design.

Task 5 – Preliminary Engineering Report and Conference Call

Consultant shall provide calculations, the results of the analysis, findings, and recommendations from Task 01, Task 02, Task 03 and Task 04 in a Preliminary Engineering Report. Consultant shall arrange status conference calls (up to 4) with the City to report the findings and recommendations in order to proceed with the next phase of the project.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED AS TO LEGAL

EXHIBIT "B-3"

SCHEDULE FOR COMPLETION

Term. The term of this Agreement shall commence on October 15, 2019 and expire on May 7, 2024, unless otherwise terminated herein.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED BY LEG.

EXHIBIT "C-3"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

A. AMOUNT. Consultant shall be paid in accordance with the following hourly rates.

Hourly Rate Schedule	
Description	**Hourly Rate**
Principal	$240
Project Manager	$190
Project Engineer	$156
Construction Engineer	$156
Design Engineer / Modeler	$136
Structural Engineer	$156
Electrical Engineer	$156
Sr. CAD Designer	$117
Instrumentation & Controls Specialist	$125
Project Coordinator / Admin Support	$70

Notwithstanding the foregoing, in no event, shall Consultant's compensation exceed the following amounts for each task without the approved written consent of City. Consultant's total compensation shall include all expenses, materials, labor, shipping, tax and travel.

Amendment #3 Task Description:
Funding:

1. Short-Term Treatment Improvement Evaluation	$ 5,000
2. Long-Term Improvements Development	$ 13,800
3. Conceptual 30% Modification Design	$ 22,000
4. General Review	$ 9,200
5. Preliminary Engineering Report and Conference call	$ 10,000
TOTAL FUNDING AMENMDENT #3:	**$ 60,000**

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED BY LEGAL

Funding Summary:	
Funding for Agreement:	$460,478
Funding for Second Amendment:	$232,599
Funding for Third Amendment:	$ 60,000
Total Agreement Amount:	$753,077

B. METHOD OF PAYMENT. Consultant shall provide monthly invoices based upon the time spent during the previous month to City for approval and payment. Invoices shall be based on the time spent and work completed in the month prior to the invoice submission. Consultant shall submit two hard copies of the invoice with supporting documentation. Invoices must be itemized, adequately detailed, based on accurate records, and in a form reasonably satisfactory to City.

C. SCHEDULE FOR PAYMENT. City agrees to pay Consultant within thirty (30) days of receipt of the monthly invoice; provided, however, that payments by City shall not exceed the proportion of the phase or task completed, and payment for each phase or task shall not exceed the amounts described in Section A of this Exhibit "C".

D. NOTICE. Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street
Fountain Valley, CA 92708
Attn: Andy Komor

City: City of Redondo Beach
Public Works Department, the Engineering Division
415 Diamond Street
Redondo Beach, CA 90277
Attn: Andrew Winje, City Engineer

All notices, including notices of address changes, provided under this Agreement are deemed received on the third day after mailing if sent by registered or certified mail. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED

SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND PACIFIC ADVANCED CIVIL ENGINEERING, INC.

THIS SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("Second Amendment") is made between the City of Redondo Beach, a Chartered Municipal Corporation ("City") and Pacific Advanced Civil Engineering, Inc., a California Corporation ("Consultant").

WHEREAS, on July 5, 2016, the City and Consultant originally entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS on September 6, 2016, the parties entered into a First Amendment ("First Amendment"); and

WHEREAS, the parties wish to amend the Agreement.

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

1. Scope of Services. Exhibit "A-1" of the First Amendment is hereby deleted in its entirety and Exhibit "A" of the Agreement is amended to add additional duties to complete the South Redondo PCH Sanitary Sewer Conveyance System Improvements as outlined in Exhibit "A-2". Exhibit "A-2" is attached hereto and incorporated by reference.

2. Schedule of Completion. Exhibit "B" of the Agreement is hereby amended to extend the term of the Agreement from July 4, 2021 to May 7, 2024.

3. Compensation. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-2" to reallocate the current not to exceed amount of $693,077. To the extent that Exhibit "C-1" allocated funding for the scope of services contained in Exhibit "A-1" it is hereby deleted. Exhibit "C-2" is attached hereto and incorporated by reference.

4. No Other Amendments. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. 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,

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED AS TO FORM

and the 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 7th day of May, 2019.

CITY OF REDONDO BEACH

William C. Brand
Mayor

PACIFIC ADVANCED CIVIL ENGINEERING, INC.

By:

Name: JAMES MATTHEWS
Title: SR. VP

ATTEST:

Eleanor Manzano, City Clerk

APPROVED:

Jill Buchholz, Risk Manager

APPROVED AS TO FORM:

Michael W. Webb, City Attorney

EXHIBIT "A-2"

SCOPE OF SERVICES

CONSULTANT'S DUTIES

Consultant shall perform the following additional duties for the completion of the South Redondo PCH Sanitary Sewer Conveyance System Improvements.

TASK 1 – USA MARKING & TOPOGRAPHIC SURVEYING

a. Consultant shall conduct and complete a Feasibility Study to assess the utility layout for the PCH Sanitary Sewer Conveyance System Improvements.
b. Consultant shall coordinate with the Under Service Alert (USA) markings on the streets per the preliminary sewer pipe alignment. PACE to hire a sub-consultant to provide surveying service to identify location and elevation of all surface features, manholes, valve covers, access ramps, light poles, pavement stripings, pavement markers, marked underground utilities, signs, storm drain catch basins, property boundaries, city boundaries, Caltrans' right-of-way, curb and gutter, and various sections of street elevations (typical 20' cross-section increment) to provide data to the Consultant to develop a base map for the project.

TASK 2 – MEETINGS & GENERAL COORDINATION

Consultant shall provide up to six (6) general meetings and conference calls with City team for detail discussion of any deliverables, and to attend any City Council meetings.

TASK 3 – DEVELOP BASE MAP (SURVEY, RECORD DRAWINGS, GIS, UTILITIES MAP, & SITE VISIT)

Consultant shall prepare a base maps for pipeline plans and profiles using data obtained from the surveyor. The City's existing digital GIS shape files shall be layered into base maps, along with all physical elements, including and not limited to right-of-way, curbs and gutters, centerlines, existing active and abandoned utilities, etc. Surveyor shall obtain depth, invert elevation, depth to valve stems from existing manholes and valve covers.

Consultant to notify obtain updated maps from utility companies delineating existing utilities, and to determine if there are proposed improvements within the project limit. All such proposed improvements shall be included in the base maps to identify potential conflict with proposed design alternative(s). Consultant shall review City's record drawings and show all existing improvements in the base maps. Consultant shall make site visits to validate information shown on all base maps.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED

TASK 4 – CEQA EXEMPTION, MEETING WITH TORRANCE & REDONDO BEACH PLANNING DEPARTMENTS, NOTICE OF EXEMPTIONS

Consultant shall prepare CEQA Notice of Exemption documentation based on typical pipeline replacement or short redundant new pipeline project exemption.

TASK 5 – 50% SUBMITTAL

Consultant shall prepare and submit 50% design plans with profiles and other necessary improvements for City review. The plans shall include complying with City standards, Caltrans's standards, and City of Torrance standards.

TASK 6 – POTHOLING

Consultant shall hire, direct, and coordinate sub-contract potholing service and coordinate with the City for traffic control to determine the precise horizontal and vertical positions of the existing underground utilities that may be in conflict, including pavement thickness, surrounding backfill soil type, size, type, and material of existing underground utilities along proposed pipeline alignment. Potholing service shall also include pavement removal, excavation, and pavement replacement.

TASK 7 – PRELIMINARY PERMITTING PROCESS (CALTRANS & CITY OF TORRANCE)

Consultant shall work with the City to obtain encroachment permits from Caltrans and the City of Torrance. Consultant shall prepare and submit permit applications, plans, and Storm Water Pollution Control Program application for Caltrans.

TASK 8 – 90% TRAFFIC CONTROL PLANS

Consultant shall hire a sub-consultant to prepare 90% traffic control plans for the project. Plans shall show various phases of construction activities for segments of pipelines, crossing of intersections, sewer bypass for connections, and crossing Pacific Coast Highway. Traffic control plans include up to nine (9) plan sheets and shall be submitted with the 90% submittal for the project.

TASK 9 – 90% PIPELINE ALIGNMENT & PROFILE, SPECIFICATIONS & CONSTRUCTION COST ESTIMATE SUBMITTAL

Consultant shall prepare and submit 90% design plans with profiles and other necessary improvements for review by City. Plan sheets shall include up to thirteen (13) plan sheets submitted for review (excluding additional sheets for traffic control plans). Consultant shall also submit 90% specifications, using City's boiler plate contract and bid documents. Consultant shall submit a preliminary construction cost estimate and an updated project schedule.

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TASK 10 – APPLY FOR PERMITS AS 1ST SUBMITTAL (CALTRANS & CITY OF TORRANCE)

Consultant shall prepare all applications, applicable 90% improvement plans, 90% traffic control plans, 90% striping plans, and other required exhibits for encroachment permits, and work with the City to jointly submit encroachment permit packages to Caltrans, and the City of Torrance.

TASK 11 – 100% TRAFFIC CONTROL PLANS

Consultant shall submit 100% traffic control and striping plans along with 100% submittal for the project.

TASK 12 – 100% PIPELINE ALIGNMENT & PROFILE, SPECIFICATIONS & CONSTRUCTION COST ESTIMATE SUBMITTAL

Consultant shall prepare and submit 100% design plans with profiles and other necessary improvements for review by City. In addition, Consultant shall submit 100% specifications, using City's contract and bid documents, and an updated preliminary construction cost estimate with the proposed bid schedule.

TASK 13 – 2ND SUBMITTAL FOR PERMITS (CALTRANS & CITY OF TORRANCE)

Consultant shall prepare all updated applications, applicable 100% improvement plans, 100% traffic control plans, 100% striping plans, and other required exhibits for encroachment permits, and work with the City to jointly submit updated encroachment permit packages to Caltrans and the City of Torrance.

TASK 14 – FINAL SUBMITTAL AND OBTAINING APPROVALS FOR PERMITS (CALTRANS & CITY OF TORRANCE)

Consultant shall prepare all final applications, applicable final improvement plans, final traffic control plans, and other required exhibits for encroachment permits, and work with the City to jointly submit final encroachment permit packages to Caltrans and the City of Torrance.

TASK 15 – FINAL SIGNED PLANS IN MYLARS, ELECTRONIC SPECIFICATIONS AND ELECTRONIC ENGINEER'S COST ESTIMATE SUBMITTAL

Consultant shall print, sign, and submit final design plans with profiles, traffic control plans, and striping plans in full-size mylar. Consultant shall submit and sign the final specifications and bid schedule, and the final engineer's construction cost estimate (provided in electronic format (pdf, Microsoft Word and/or Excel formats).

TASK 16 – BID ASSISTANCE

Consultant shall assist the City with answers questions during the bidding process and shall be available upon request to provide technical support during bidding including answering all technical questions and developing technical addenda.

CITY OF REDONDO BEACH
CITY ATTORNEY'S OFFICE
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Consultant's efforts can include: (1) attending the Pre-Bid Conference and site tour as the City's design representative, to prepare meeting notes and gather questions from potential bidders for possible addenda; (2) responding to technical questions; (3) preparing addenda to respond to technical questions and other technical clarifications; and (4) evaluating and analyzing bids for conformance to the bid documents and to make a recommendation for project award.

TASK 17 – CONSTRUCTION ENGINEERING SUPPORT WITH SUBMITTALS (20), RFI'S (10), & FIELD MEETINGS (10)

Consultant shall be available upon request by the City to provide technical support during construction including construction meetings, review submittals, and review RFIs.

Consultant's effort may include: (1) attending up to ten (10) field meetings or site visits, to provide opinions and observations to the City regarding general compliance to approved plans and specifications, and/or to assist the City in resolving field related issues; (2) responding up to ten (10) RFIs to the City, for which an interpretation may or may not represent a material change in the design or operational intent of the City's facility; and (3) responding up to ten (10) submittals to the City, to ascertain that the submitted items conform generally to the intent of the bid documents.

TASK 18 – REIMBURSABLE AGENCY PERMIT FEES

PACE shall pay required permit fees associated with permits and be reimbursed for any such permits fees at 0% mark-up.

EXHIBIT "C-2"

COMPENSATION

Provided that Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

A. AMOUNT. Consultant shall be paid in accordance with the following hourly rates.

Hourly Rate Schedule	
Description	**Hourly Rate**
Principal	$240
Project Manager	$190
Project Engineer	$156
Construction Engineer	$156
Design Engineer / Modeler	$136
Structural Engineer	$156
Electrical Engineer	$156
Sr. CAD Designer	$117
Instrumentation & Controls Specialist	$125
Project Coordinator / Admin Support	$70

Notwithstanding the foregoing, in no event, shall Consultant's compensation exceed the following amounts for each task without the approved written consent of City. Consultant's total compensation shall include all expenses, materials, labor, shipping, tax and travel.

Task	**NTE Cost**
Additional Funding for Agreement Allocated Per Task:	
G. Task 7 – Rindge Pump Station Construction Support	$20,000
B. Task 2 – Portofino Pump Station Design of New Station	$25,000
B. Task 2 – Yacht Club Way Pump Station New Design	$8,000
Funding for Second Amendment Scope of Work:	
Task 1 – USA Marking & Topographic Surveying	$28,200
Task 2 – Meetings & General Coordination	$4,896
Task 3 – Develop Base Map (Survey, Record Drawings, GIS, Utilities Map, & Site Visit)	$ 18,056
Task 4 – CEQA Exemption, Meeting with Torrance & Redondo Beach Planning Departments, Notice of Exemptions	$ 2,562
Task 5 – 50% Submittal	$ 17,904

Task 6 – Potholing	$ 15,466
Task 7 – Preliminary Permitting Process (Caltrans & City of Torrance)	$6,084
Task 8 – 90% Traffic Control Plans	$ 20,000
Task 9 – 90% Pipeline Alignment & Profile, Specifications & Construction Cost Estimate Submittal	$9,984
Task 10 – Apply for Permits as 1st Submittal (Caltrans & City of Torrance)	$4,588
Task 11 – 100% Traffic Control Plans	$ 7,976
Task 12 – 100% Pipeline Alignment & Profile, Specifications & Construction Cost Estimate Submittal	$5,752
Task 13 – 2nd Submittal for Permits (Caltrans & City of Torrance)	$3,264
Task 14 – Final Submittal and Obtaining Approvals for Permits (Caltrans & City of Torrance)	$1,376
Task 15 – Final Signed Plans in Mylars, Electronic Specifications and Electronic Engineer's Cost Estimate Submittal	$5,728
Task 16 – Bid Assistance	$4,000
Task 17 – Construction Engineering Support	$20,000
Task 18 – Reimbursable Agency Permit Fees	$3,763
TOTAL	**$232,599**

Funding Summary:
Funding for Agreement: $460,478
Funding for Second Amendment: $232,599

Total Agreement Amount: $693,077
(Total Not-to-Exceed Amount remains unchanged).

B. METHOD OF PAYMENT. Consultant shall provide monthly invoices based upon the time spent during the previous month to City for approval and payment. Invoices shall be based on the time spent and work completed in the month prior to the invoice submission. Consultant shall submit two hard copies of the invoice with supporting documentation.

CITY OF REDONDO BEACH APPROVED AS TO LEGAL FORM
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Invoices must be itemized, adequately detailed, based on accurate records, and in a form reasonably satisfactory to City.

C. SCHEDULE FOR PAYMENT. City agrees to pay Consultant within thirty (30) days of receipt of the monthly invoice; provided, however, that payments by City shall not exceed the proportion of the phase or task completed, and payment for each phase or task shall not exceed the amounts described in Section A of this Exhibit "C".

D. NOTICE. Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant:	Pacific Advanced Civil Engineering, Inc. 17520 Newhope Street Fountain Valley, CA 92708 Attn: Andy Komor
City:	City of Redondo Beach Public Works Department, the Engineering Division 415 Diamond Street Redondo Beach, CA 90277 Attn: Andrew Winje, City Engineer

All notices, including notices of address changes, provided under this Agreement are deemed received on the third day after mailing if sent by registered or certified mail. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party.

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FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND PACIFIC ADVANCED CIVIL ENGINEERING, INC.

THIS FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("First Amendment") is made between the City of Redondo Beach, a Chartered Municipal Corporation ("City") and Pacific Advanced Civil Engineering, Inc., a California Corporation ("Consultant").

WHEREAS, on July 5, 2016, the parties hereto originally entered into the Agreement for Consulting Services between the City and Consultant (the "Agreement"); and

WHEREAS, the parties wish to amend the Agreement.

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

1. Scope of Work. Exhibit "A" of the Agreement is hereby amended to add Exhibit "A-1", which provides additional duties, including site assessment, concept development, preliminary design, engineering services, and services during construction for a new Alta Vista Sewer Pump Station. Exhibit "A-1" is attached hereto and incorporated by reference.

2. Compensation. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-1" to increase the limit for the total compensation paid to Consultant by $232,599 for a total compensation limit of $693,077. Exhibit "C-1" is attached hereto and incorporated by reference. Consultant shall be compensated for the services described in "A-1".

3. No Other Amendments. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral agreement 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.

DEPT OF REDONDO BEACH CITY ATTORNEY'S APPROVED BY FINAL OK

IN WITNESS WHEREOF, the parties have executed this First Amendment in Redondo Beach, California, as of this 6th day of September, 2016.

CITY OF REDONDO BEACH

Mayor

PACIFIC ADVANCED CIVIL ENGINEERING, INC.

By:
Name: Andy Kumar
Title: Vice President

ATTEST:

City Clerk

APPROVED:

Risk Manager

APPROVED AS TO FORM:

City Attorney's Office

EXHIBIT "A-1"

SCOPE OF SERVICES

CONSULTANT'S DUTIES

Consultant shall perform the following duties for the site assessment, concept development, preliminary design, engineering services, and services during construction for a new Alta Vista Sewer Pump Station to replace the existing two Alta Vista Pump Stations and three new Continuous Deflective Separation Units.

A. TASK 1 – ALTA VISTA DATA COLLECTION AND ASSESSMENT
   1. Review and validate the City's current System Evaluation & Capacity Assurance Plan findings, and collect all existing data and information relevant to the Alta Vista Pump Stations.

   2. Provide materials, including maps, drawings, sewer system hydraulic analysis, and the preferred list of manufacturer and equipment for mechanical and electrical components.

   3. Conduct preliminary survey including topography, underground utilities and geotechnical investigation, including two subsurface soil borings. Determine property boundaries (City versus Redondo School District).

B. TASK 2 – ALTA VISTA DESIGN OF NEW SEWAGE PUMP STATION
   1. Preliminary Design Report
      a. Prepare a Preliminary Design Report to evaluate alternative locations and facilities for the new pump stations before the final design.

      b. Include a submersible facility with two pumps capable of conveying the peak wet weather flow, a standby generator with an automatic transfer switch, two ultrasonic level sensors, backup float switches, Programmable Logic Controllers, Human Machine Interface, and Supervisory Control and Data Acquisition (SCADA) in the design.

      c. Complete a Preliminary Design Report and have it wet stamped by a licensed Civil Engineer.

      d. Include the replacement of the existing force main and new main line for the 11 houses along Camino Real and an alternative alignment and any aboveground enclosures in the design.

      e. Include the following components in the Preliminary Design Report.

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1. Alternative locations analysis including maps showing alternative locations evaluated and rational for selecting the recommended site.

2. Preliminary facility layout.

3. Preliminary piping schematic for new sewer main line in Camino Real, inflow and forcemain pipelines and modifications to connections.

4. Listing of preferred manufacturer and equipment for mechanical and electrical components.

5. Architectural rendering and conceptual floor plan.

6. Conceptual cost estimate.

2. Staging and Demolition Plan
   a. Prepare a Staging and Demolition Plan for the removal and disposal of the existing stations upon completion of the new station.

   b. Maintain all existing flows during construction either through by-pass methods or by making the new pump station operational before the removal of the existing stations.

3. Structural Design
   a. Prepare structural design in compliance with all applicable codes and requirements including the City's Building Department.

   b. Provide structural design calculations that are certified by a Licensed Structural Engineer (wet stamped).

   c. Incorporate a new power service meter in the design.

   d. Coordinate with Southern California Edison to generate the necessary plans and work order for this installation.

4. Electrical Design
   a. Provide a new electrical service, transformer, and emergency back-up generator. The emergency back-up generator shall include an automatic switch gear in the design.

   b. Coordinate with the City and its SCADA system consultant Morrow Meadows to provide for system monitoring and control.

5. Plan Formats & Submittals
   a. Prepare design plans utilizing Microstation Version 8.

   b. Prepare a Preliminary (60%) Plan set, including the following submittals at a minimum.
      1. Demolition Plan

      2. Site Plan (Paving, Entrances, Manways, Vaults)

      3. Preliminary Structural Plan (including structural calculations)

      4. Piping Plan

      5. Electrical Plans and schematics

      6. Initial Catalog cuts for equipment and material

   c. Upon completion of 60% and 90% plans and technical specifications, submit three (3) sets of Plans and accompanied material to the City for review.

   d. Include the following components in the Final Plans and Contract Documents (including Technical Specifications).
      1. General Sheets – title sheet, general notes, index to sheets, bench marks horizontal control, and vicinity and location maps.

      2. Civil Sheets – rough and final grading, demolition, site piping (inlet and outlet) and profiles, site improvements, sewer, and civil detail .

      3. Mechanical Sheets – pumps, piping, vault plans, valve and fittings, ladders, stairs, hatches, miscellaneous metal items, and hardware and mechanical details.

      4. Architectural Sheets – building and exterior treatment.

      5. Structural Sheets – general notes and details, foundation, longitudinal and transverse sections, miscellaneous sections, hatch openings section details, and ladder details.

      6. Electrical – electrical symbols notes and abbreviations, electrical service, transformer, single line diagram, lighting plan, motor control center, conduit schedule, panel connections, connection diagram, and electrical site plan.

   e. Provide Final Plans in Microstation Version 8 with a set of original mylars for reproduction in 22"x34" and 11"x17" formats. Submit the final set of

CITY ATTORNEY'S OFFICE

plans and specifications on digital media on DC ROM in Microstation Version 8 and Microsoft Word file formats.

C. TASK 3 – ALTA VISTA ENVIRONMENTAL PROCESSING

1. Prepare the initial study and associated reports, architectural renderings, exhibits, notifications, and any other documentation to prepare a CEQA Categorical Exemption or Negative Declaration and/or other required environmental impact declarations required for construction for the pump station.

2. Prepare a Mitigated Negative Declaration (MND) for the new pump station. Coordinate the processing with the City's Planning Department.

3. Provide three (3) hard copies and one (1) electronic copy of reports, exhibits, and other documentation determined to be necessary.

D. TASK 4 – ALTA VISTA PREPARATION OF CONTRACT DOCUMENTS

1. Prepare and compile a complete set of contract documents including the Notice Inviting Bidders, Instructions to Bidders, Bid Schedule, Agreement, Supplemental General Conditions, Special Provisions and Technical Specifications.

2. Prepare the General and Special Provisions in accordance with the Standard Specifications for Public Works construction 2003 Edition, including all supplements to date.

3. Prepare the Technical Specifications in the CSI format and include the following primary sections.
   a. General requirements
   b. Sitework
   c. Concrete
   d. Metals
   e. Finishes
   f. Equipment
   g. Mechanical
   h. Electrical
   i. Instrumentation
   j. Testing

4. Append the Standard Drawings and Geotechnical Reports to the documents.

E. TASK 5 - ALTA VISTA PROJECT MANAGEMENT & MEETINGS

1. Provide on-going and frequent communication with City on project status, identifying potential project issues, and recommending resolutions.

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2. Maintain contact with City staff via telephone and email on a continual basis. Provide and plan a kick-off meeting and monthly coordination meetings.

3. Provide and plan for up to fourteen coordination meetings with the City and the City's SCADA consultant Morrow Meadows.

F. TASK 6 - ALTA VISTA PREPARATION OF ENGINNER'S ESTIMATE

1. Prepare an Engineer's Estimate of Probable Cost at the 60% and Final Plans stage of design submittals.

2. Ensure City has the flexibility to make ongoing decisions as to the scope and extent of the proposed project.

G. TASK 7 - ALTA VISTA BIDDING AND CONSTRUCTION SUPPORT SERVICES

1. Provide construction management support services, including attending the pre-bid meeting, addressing questions from contractors during bidding, preparation of addendums, review of shop drawings and submittals, responses to request for clarifications and request for information during construction.

2. Provide weekly inspections of six hours for a 12 week period.

3. Upon completion of construction of the pump station, prepare As-Built Drawings based on the redlines prepared by the Contractor and Inspector.

4. Attend the start-up of new pump station.

H. TASK 8 – ALTA VISTA OPERATION AND MAINTENANCE MANUALS

Provide four (4) hard copies and one (1) electronic copy of the O&M Manual, which shall include without limitation the following items.

1. Introduction including location and service maps, owner and facility name, address and phone number.

2. Description of facility including design parameters, assumptions and considerations.

3. Copy of approved shop drawings and submittals.

4. Safety precautions and procedures.

5. Start-up procedures.

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6. Preventative maintenance procedures.

7. Corrective maintenance procedures.
8. Emergency shut down procedures.

9. Record keeping, reporting and notification procedures.

10. Cut-away view of equipment with parts list.

11. List of supplied and/or recommended spare parts list.

12. List of equipment suppliers and contact information for spare parts and service.

I. TASK 9 - GEOPHYSICAL SERVICES

Perform geophysical survey services pertaining to the Rindge, Yacht Club Way, Portofino, and Alta Vista Pump Stations. Locate detectable underground utilities and obstructions at each of the pump station facilities. Survey shall include the following items.

1. Geonics EM61 time domain instrument
2. Schonstedt GA-52 magnetic gradiometer
3. Fisher M-Scope TW-6 pipe and cable locator
4. RD8000 line tracer
5. GSSI SIR 3000 ground penetrating radar (GPR) unit using a 400 MHz transducer

J. TASK 10 - STORMWATER TRASH TMDL SCREENING

1. Prepare Plans and Specifications for three new Continuous Deflective Separation Treatment units. Coordinate with the City and Contech Engineering to obtain details on sizing, location, and requirements for compliance with the "full capture" screening method.

2. Prepare preliminary design reports for each site with 90% and 100% plans to include the following items.

    a. Piping
    b. Civil grading
    c. Excavation
    d. Backfill
    e. Connection details
    f. Above ground paving/landscape restoration

EXHIBIT "C-1"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

A. **AMOUNT**. Consultant shall be paid in accordance with the following hourly rates.

Hourly Rate Schedule	
Description	**Hourly Rate**
Principal	$240
Project Manager	$190
Project Engineer	$156
Construction Engineer	$156
Design Engineer / Modeler	$136
Structural Engineer	$156
Electrical Engineer	$156
Sr. CAD Designer	$117
Instrumentation & Controls Specialist	$125
Project Coordinator / Admin Support	$70

Notwithstanding the foregoing, in no event, shall Consultant's compensation, including all expenses, materials, labor, shipping, tax and travel exceed the following amounts for each task as described in Exhibit "A-1".

Task	**Cost**
Task 1 - Data Collection and Assessment	$16,965
Task 2 - Design of New Pump Station	$70,462
Task 3 - Environmental Processing	$ 31,233
Task 4 - Preparation of Contract Documents	$ 8,214
Task 5 - Project Management and Meetings	$ 8,748
Task 6 – Preparation of Engineer's Estimate	$ 4,366
Task 7 – Bidding & Construction Support Services	$44,043
Task 8 – Operation & Maintenance Manual	$ 3,162
Task 9 – Geophysical Surveys	$9,216
Task 10 - Stormwater Trash TMDL Screening	$36,190
Total for Exhibit "A-1"	**$232,599**

Contractor's total compensation, including the amount paid under the Agreement dated July 5, 2016 shall not exceed $693,077.

B. **METHOD OF PAYMENT**. Consultant shall provide monthly invoices based upon the time spent during the previous month to City for approval and payment. Invoices shall be based on the time spent and work completed in the month prior to the invoice submission. Consultant shall submit two hard copies of the invoice with supporting documentation. Invoices must be itemized, adequately detailed, based on accurate records, and in a form reasonably satisfactory to City.

C. **SCHEDULE FOR PAYMENT**. City agrees to pay Consultant within thirty (30) days of receipt of the monthly invoice; provided, however, that payments by City shall not exceed the proportion of the phase or task completed, and payment for each phase or task shall not exceed the amounts described in Section A of this Exhibit "C".

D. **NOTICE**. Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street
Fountain Valley, CA 92708
Attn: Andy Komor

City: City of Redondo Beach
Public Works Department, the Engineering Division
415 Diamond Street
Redondo Beach, CA 90277
Attn: Wisam Altowaiji

All notices, including notices of address changes, provided under this Agreement are deemed received on the third day after mailing if sent by registered or certified mail. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/15/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher & Co.
Insurance Brokers of CA, Inc. LIC #0726293
18201 Von Karman Ave Suite 200
Irvine CA 92612

CONTACT NAME: Arthur J Gallagher & Co.
PHONE (A/C, No, Ext): 949-349-9800 FAX (A/C, No): 949-349-9962
E-MAIL ADDRESS: occertificaterequest@ajg com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Berkshire Hathaway Homestate Insura	20044
INSURER B: United Specialty Insurance Company	12537
INSURER C: Atlantic Specialty Insurance Compan	27154
INSURER D: Arch Specialty Insurance Company	21199
INSURER E:	
INSURER F:	

INSURED
PACIAQU-02
Pacific Advanced Civil Engineering Inc
17520 Newhope St.
Fountain Valley, CA 92708

COVERAGES **CERTIFICATE NUMBER:** 258011136 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY	Y	Y	BTO1618317	4/30/2016	4/30/2017	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$50,000
	GEN'L AGGREGATE LIMIT APPLIES PER						MED EXP (Any one person)	$5,000
	POLICY [X] PRO-JECT [ ] LOC						PERSONAL & ADV INJURY	$1,000,000
	OTHER						GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
								$
C	AUTOMOBILE LIABILITY	Y	Y	7100322160004	4/30/2016	4/30/2017	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS / X NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A	Y	PAWC705905	3/2/2016	3/2/2017	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH)						E L EACH ACCIDENT	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E L DISEASE - EA EMPLOYEE	$1,000,000
							E L DISEASE - POLICY LIMIT	$1,000,000
D	PROF & POLLUTION LIAB RETRO DATE. 1/01/1995			CPP0055298-03	4/30/2016	4/30/2017	Each Claim	3,000,000
							Aggregate	6,000,000

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

Certificate holder is included as additional insured/primary non-contributory/waiver of subrogation applies on the general liability, per the attached forms CG20100413 , CG20370704 , USICVEN104021107 and CG24041093. *General Liability Per Project Aggregate: Capped at $5,000,000 General Aggregate Limit.* Certificate holder is included as additional insured/waiver of subrogation applies, per the attached form VCA2010109.Waiver of subrogation applies to the certificate holder on the workers compensation policy, per the attached forms WC990410B914 (State of CA), WC000313484 (State of AZ)
RE. 752 Rindge Lane.
Certificate Holder(s) Continued: The City, its officers, elected and appointed officials, employees, and volunteers.

CERTIFICATE HOLDER

City of Redondo Beach
Public Works Department
Engineering Services Division
Attn: Geraldine Trivedi, P.E.
415 Diamond Street, Door E
Redondo Beach CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Philip Kerrigan

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
When required by written contract	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

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

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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

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

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

whichever is less.

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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
As per written contract	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY – PLEASE READ IT CAREFULLY

USIC VEN 104 02 11 07

PRIMARY AND NON-CONTRIBUTORY WORDING

This endorsement modifies insurance provided under the following:

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

Any coverage provided to an Additional Insured shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

1) a written contract or written agreement specifically requires that this insurance apply on a primary and non-contributory basis;or

2) prior to a loss, you request in writing and we agree that this insurance shall apply on a primary and non-contributory basis.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

POLICY NUMBER: BTO1618317

COMMERCIAL GENERAL LIABILITY
CG 24 04 10 93

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization: As per written contract

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition (Section IV – COMMERCIAL GENERAL LIABILITY CONDITIONS) is amended by the addition of the following.

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

Copyright, Insurance Services Office, Inc., 1992

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

@VANTAGE FOR AUTOMOBILE

This endorsement modifies insurance provided under the following.

BUSINESS AUTO COVERAGE FORM

The following schedule lists the coverage extensions provided by this endorsement. Refer to the individual provisions to determine the extent of your coverage.

SCHEDULE OF COVERAGE EXTENSIONS			
1.	Additional Insured By Contract	12.	Employee Hired Autos
2.	Airbag Discharge	13.	Fellow Employee Exclusion
3.	Auto Theft Reward	14.	Glass Repair – Waiver of Deductible
4.	Blanket Waiver of Subrogation	15.	Hired Auto Physical Damage Coverage
5.	Bodily Injury Redefined – Mental Anguish	16.	Lease Gap Coverage
6.	Broad Form Named Insured	17.	Liability Coverage – Supplementary Payments
7.	Communications Equipment	18.	Newly Formed or Acquired Organizations
8.	Diminution in Value	19.	Physical Damage – Transportation Expenses
9.	Drive Other Car – Executive Officers	20.	Rental Reimbursement – Private Passenger Vehicles
10.	Duties In The Event of Accident, Claim, Suit or Loss		
11.	Employees As Insureds	21.	Towing – Any Covered Auto

1. ADDITIONAL INSURED BY CONTRACT

The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include as an additional "insured" any person or organization with whom you agreed in a written contract, written agreement or permit, to provide insurance such as is afforded under this Coverage Form. Such person or organization is an "insured" only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part by your maintenance, operation or use of your covered "autos".

With respect to the insurance afforded to these additional "insureds", this insurance does not apply:

a. Unless the written contract or agreement has been executed or the permit has been issued prior to the "bodily injury" or "property damage";

b. To any person or organization included as an "insured" by endorsement or in the Declarations; or

c. To any lessor of "autos" when their contract or agreement with you for such leased "auto" ends.

2. AIRBAG DISCHARGE

If you purchased physical damage coverage for a covered "auto" under this policy, we will pay to reset or replace an airbag that accidentally discharges without the vehicle being involved in an accident. No deductible applies to this additional coverage. However, this coverage only applies if the airbag is not covered under a manufacturer's warranty and you did not intentionally cause the airbag to discharge.

3. AUTO THEFT REWARD

We will pay up to a $2,000 reward in the event of a covered loss, for information leading to the arrest and conviction of anyone stealing a covered "auto". A reward will not be paid to you, a family member, employee or any public official while performing their duty.

4. BLANKET WAIVER OF SUBROGATION

The **Transfer Of Rights of Recovery Against Others To Us** condition under **SECTION IV – BUSINESS AUTO CONDITIONS, paragraph A. LOSS CONDITIONS** is replaced by the following:

We will waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of the operation of a covered "auto" when you have assumed liability for such "bodily injury" or "property damage" under an "insured contract", provided the contract is in writing and executed prior to the "bodily injury" or "property damage".

5. BODILY INJURY REDEFINED – MENTAL ANGUISH

The definition of "bodily injury" under **SECTION V – DEFINITIONS** is replaced by the following:

"Bodily injury" means bodily injury, sickness, or disease sustained by a person, including mental anguish or death resulting from any of these at any time.

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6. **BROAD FORM NAMED INSURED**

   a. The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include the following:

      Any organization which is a legally incorporated entity in which you own a financial interest of more than 50% of the voting stock on the effective date of this Coverage Form will be a Named Insured until the 180th day or the end of the policy period whichever comes first, provided there is no other similar insurance available to that organization.

   b. Paragraph **a.** of this provision **6.** does not apply to "bodily injury" or "property damage" for which an "insured" is also an "insured" under any other automobile policy or would be an "insured" under such a policy, but for its termination or the exhaustion of its Limit of Insurance.

7. **COMMUNICATIONS EQUIPMENT**

   a. The exclusion for electronic equipment under **Exclusions** of **SECTION III – PHYSICAL DAMAGE COVERAGE** does not apply to loss of any permanently installed, non-removable communications equipment designed for use as a:

      1. Citizen's band radio;
      2. Two-way mobile radio or telephone;
      3. Scanning monitor receiver; or
      4. GPS Navigation System,

      including its antenna and other accessories.

   b. No Deductible applies to this additional coverage.

   c. The most we will pay for this coverage is $5,000 per occurrence.

8. **DIMINUTION IN VALUE**

   The "diminution in value" exclusion under **SECTION III – PHYSICAL DAMAGE COVERAGE, B. Exclusions** does not apply if the covered "auto" is a private passenger "auto" and is leased, rented, hired or borrowed without a driver for a period of 30 days or less and is used in the conduct of the insured's business. The most we will pay for "loss" arising out of an "accident" is the lesser of $7,500 or 20% of the actual cash value of the "auto" as determined by Kelley Blue Book or other independent valuation sources.

9. **DRIVE OTHER CAR – EXECUTIVE OFFICERS**

   a. The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include:

      If you are designated in the Declarations as:

      1. An individual; you and your spouse.
      2. A partnership; your partners and their spouses.
      3. An organization other than an individual or a partnership; your "executive officers" and their spouses.

   b. **SECTION II – LIABILITY COVERAGE** and **SECTION III – PHYSICAL DAMAGE COVERAGE** are extended to include "autos" you don't own, hire, lease or borrow while in the care, custody or control of an "insured" listed in **9.a.** This does not include any "auto":

      1. Owned by any "insured" listed in **9.a.**, or any member of their household, including any such "auto" that is owned but not insured;
      2. Used by an "insured" listed in **9.a.** while working in the business of selling, servicing, repairing or parking autos; or
      3. Insured under another policy of insurance.

      If Medical Payments, Uninsured/Underinsured Motorist, Personal Injury Protection or other compulsory coverages required by the governing jurisdiction are covered on this policy, then insureds listed in **9.a.** above and family members residing in the same households are "insureds" while:

      1. Occupying as a passenger; or
      2. A pedestrian when struck by,

      any "auto" you do not own, hire, lease or borrow, except any "auto" owned by that "insured" listed in **9.a**, their family members or an "auto" insured under any other policy.

   c. The limits and deductibles applicable to this provision will be the largest applicable to any owned "auto" for the specific insurance.

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d. The following definition is added to the **DEFINITIONS** section of the policy:

"Executive officer" means a person holding any of the officer positions created by your charter, constitution, by-laws or any similar governing document.

e. The **Other Insurance Condition**, under **Section IV – BUSINESS AUTO CONDITIONS**, does not apply to the provisions of this Drive Other Car endorsement. There is no "other insurance" applicable to this endorsement.

10. DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

Under **SECTION IV – BUSINESS AUTO CONDITIONS** – the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is amended as follows:

The requirements that you must:

a. Notify us of an "accident", claim, "suit" or "loss"; and

b. Send us documents concerning a claim or "suit",

apply only when such "accident", claim, "suit" or "loss" is known to:

a. You, if you are an individual;

b. A partner, if you are a partnership;

c. An executive officer of the corporation or insurance manager, if you are a corporation; or

d. A manager, if you are a limited liability company.

11. EMPLOYEES AS INSUREDS

The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is changed by adding the following:

Any "employee" of yours while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs. This coverage is excess over any other collectible insurance.

12. EMPLOYEE HIRED AUTOS

The following is added to the **Who Is An Insured** Provision:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contact or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

For purposes of this coverage grant, paragraph **5.b.** of the **Other Insurance** Condition in the Business Auto Coverage Form is replaced by the following:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

1. Any covered "auto" you lease, hire, rent or borrow; and
2. Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

This coverage is excess over any other collectible insurance.

13. FELLOW EMPLOYEE EXCLUSION

The Fellow Employee exclusion under **SECTION II – LIABILITY COVERAGE** does not apply if the "bodily injury" results from the use of a covered "auto" you own or hire. This coverage is excess over any other insurance.

14. GLASS REPAIR – WAIVER OF DEDUCTIBLE

Under paragraph **D. – Deductible** – of **SECTION III – PHYSICAL DAMAGE COVERAGE**, the following is added:

No deductible applies to glass damage if the glass is repaired rather than replaced.

15. HIRED AUTO – PHYSICAL DAMAGE COVERAGE

If hired "autos" are covered "autos" under **SECTION II – LIABILITY COVERAGE** and if **Comprehensive, Specified Causes of Loss**, or **Collision** coverages are provided under this policy for any "auto" you own, then **SECTION III – PHYSICAL DAMAGE COVERAGE** is extended to "autos" you hire, subject to the following limit:

The most we will pay for "loss" to any hired "auto" is the lesser of:

a. $75,000 for "autos" of the private passenger type and $50,000 for all other "autos";

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b. The actual cash value; or

c. The cost of repairing or replacing it with other property of like kind or quality.

The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. No deductible applies to "loss" caused by fire or lightning.

Subject to the above limit, deductible and excess provisions, we will provide coverage equal to the broadest coverage applicable to any covered "auto" you own.

We will also cover loss of use of the hired "auto" if the following conditions are met:

a. It results from an accident;

b. You are legally liable; and

c. The lessor incurs an actual financial loss.

The most we will pay for this loss of use coverage is $1,000 per "accident".

16. LEASE GAP COVERAGE

Under paragraph **C. Limit of Insurance** – of **SECTION III – PHYSICAL DAMAGE COVERAGE**, the following is added:

If a covered "auto" is leased, we will also pay the difference between the actual cash value of a covered "auto" at the time of "loss" and the remaining balance on your lease if the following conditions are met:

a. The "auto" has a long term lease and is covered on this policy.

b. The lessor is added as an Additional Insured in a written lease agreement.

c. You are legally obligated for the remaining balance.

We will not pay for any amounts representing excess wear and tear charges; additional mileage charges; taxes; overdue payments; penalties, interest or charges resulting from overdue payments; or lease termination fees.

17. LIABILITY COVERAGE EXTENSIONS – SUPPLEMENTARY PAYMENTS

Under **SECTION II – LIABILITY COVERAGE**, the Coverage Extension for **Supplementary Payments** is revised as follows:

a. The limit for the cost of bail bonds is amended to $3,500

b. The limit for reasonable expenses incurred by the "insured" is amended to $500 a day.

18. NEWLY FORMED OR ACQUIRED ORGANIZATIONS

a. The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include as an "insured" any organization that is formed or acquired by you and over which you maintain majority ownership.

b. Paragraph **a.** of this provision **18.** does not apply to any organization:

1. That is a joint venture or partnership;

2. That is an "insured" under any other policy;

3. That has exhausted its Limit of Insurance under any other policy; or

4. 180 days or more after its acquisition or formation by you, unless you have given us notice of the acquisition or formation.

c. Paragraph **a.** of this provision **18.** does not apply to "bodily injury" or "property damage" that results from an "accident" that occurred before you formed or acquired the organization.

19. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES COVERAGE

Under **SECTION III – PHYSICAL DAMAGE** Coverage Extensions, the limit for **Transportation Expenses** is amended to $75 per day and the maximum is amended to $2,250.

20. RENTAL REIMBURSEMENT

We will pay for rental reimbursement expenses incurred by you for the rental of an "auto" of the private passenger type because of "loss" to a "covered auto" of the private passenger type. Payment applies in addition to the otherwise applicable amount of each coverage you have on a "covered auto". No deductibles apply to this coverage.

We will pay those expenses incurred during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, six (6) days after the "loss".

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Payment is limited to the lesser of the following amounts:

1. Necessary and actual expenses incurred.
2. The maximum daily payment of $25 for any one day.

This coverage does not apply while there are spare or reserve "autos" available to you.

If "loss" results from the total theft of the private passenger "auto", we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under the PHYSICAL DAMAGE COVERAGE Extension.

21. TOWING – COVERED AUTOS

Under **SECTION III – PHYSICAL DAMAGE COVERAGE**, Coverage for Towing is amended as follows:

a. This coverage applies to any covered "auto" for which a premium charge for towing and labor is shown in the Schedule or in the Declarations.

b. The limit is $100.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT- CALIFORNIA BLANKET BASIS

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

The additional premium for this endorsement shall be 2% of the total manual premium otherwise due on such remuneration. The minimum premium for this endorsement is $350.

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

SCHEDULE

BLANKET WAIVER

Person/Organization	Blanket Waiver – Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

Job Description	**Waiver Premium**
All CA Operations	3388.00

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 03/02/2016 Policy No. PAWC705905 Endorsement No.

Insured Premium $

Insurance Company Berkshire Hathaway Homestate Ins Co

Countersigned by _____

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

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

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

Schedule

Blanket Waiver

Person/Organization:	Blanket Waiver - Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

Job Description	**Waiver Premium**
All AZ Operations	737.00

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: 03/02/2016 Policy No.: PAWC705905 Endorsement No.:

Insured: Premium $

Insurance Company: Berkshire Hathaway Homestate Ins Co

WC 00 03 13

Countersigned by _____

(Ed. 4-84)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/5/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Arthur J. Gallagher & Co.
Arthur J. Gallagher & Co. Insurance Brokers of CA. Inc. License #0726293 18201 Von Karman Ave Suite 200 Irvine CA 92612	PHONE (A/C, No, Ext): 818 539-1492 FAX (A/C, No): 818 539-1792 E-MAIL ADDRESS: CertRequests@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Evanston Insurance Company	35378
INSURER B : Atlantic Specialty Insurance Company	27154
INSURER C : Berkshire Hathaway Homestate Insurance Company	20044
INSURER D : Arch Specialty Insurance Company	21199
INSURER E :	
INSURER F :	

INSURED: PACIAQU-02
Pacific Advanced Civil Engineering Inc
17520 Newhope St.
Fountain Valley, CA 92708

COVERAGES **CERTIFICATE NUMBER:** 1986707061 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:	Y		MKLV5PBC000074	4/30/2018	4/30/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	710032216-0006	4/30/2018	4/30/2019	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	UMBRELLA LIAB [X] OCCUR X EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $	Y	Y	MKLV5EUL100961	4/30/2018	4/30/2019	EACH OCCURRENCE AGGREGATE $	$ 1,000,000 $ 1,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	PAWC915027	3/2/2019	3/2/2020	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	PROF & POLLUTION LIAB RETRO DATE: 1/01/1995			CPP00110005	4/30/2018	4/30/2019	Each Claim Aggregate	1,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate holder is included as additional insured/primary non-contributory on the general liability, per the attached forms CG20101185, and CG 20010413.
Certificate holder is included as additional insured on the auto liability policy, per the attached form VCA2010109. General Liability Aggregate PER PROJECT: 2,000,000
RE: 752 Rindge Lane.
Certificate Holder(s) Continued: The City, its officers, elected and appointed officials, employees, and volunteers.

CERTIFICATE HOLDER

City of Redondo Beach COI
Public Works Department
Engineering Services Division
Redondo Beach CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Philip Kerrigan

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ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS (FORM B)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

As required by written contract executed by both parties prior to loss
Applies to commercial work only

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your Work" for that insured by or for you.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

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

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

Primary And Noncontributory Insurance

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

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

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

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

@VANTAGE FOR AUTOMOBILE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

The following schedule lists the coverage extensions provided by this endorsement. Refer to the individual provisions to determine the extent of your coverage.

SCHEDULE OF COVERAGE EXTENSIONS			
1.	Additional Insured By Contract	12.	Employee Hired Autos
2.	Airbag Discharge	13.	Fellow Employee Exclusion
3.	Auto Theft Reward	14.	Glass Repair – Waiver of Deductible
4.	Blanket Waiver of Subrogation	15.	Hired Auto Physical Damage Coverage
5.	Bodily Injury Redefined – Mental Anguish	16.	Lease Gap Coverage
6.	Broad Form Named Insured	17.	Liability Coverage – Supplementary Payments
7.	Communications Equipment	18.	Newly Formed or Acquired Organizations
8.	Diminution in Value	19.	Physical Damage – Transportation Expenses
9.	Drive Other Car – Executive Officers	20.	Rental Reimbursement – Private Passenger Vehicles
10.	Duties In The Event of Accident, Claim, Suit or Loss		
11.	Employees As Insureds	21.	Towing – Any Covered Auto

1. ADDITIONAL INSURED BY CONTRACT

The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include as an additional "insured" any person or organization with whom you agreed in a written contract, written agreement or permit, to provide insurance such as is afforded under this Coverage Form. Such person or organization is an "insured" only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part by your maintenance, operation or use of your covered "autos".

With respect to the insurance afforded to these additional "insureds", this insurance does not apply:

a. Unless the written contract or agreement has been executed or the permit has been issued prior to the "bodily injury" or "property damage";

b. To any person or organization included as an "insured" by endorsement or in the Declarations; or

c. To any lessor of "autos" when their contract or agreement with you for such leased "auto" ends.

2. AIRBAG DISCHARGE

If you purchased physical damage coverage for a covered "auto" under this policy, we will pay to reset or replace an airbag that accidentally discharges without the vehicle being involved in an accident. No deductible applies to this additional coverage. However, this coverage only applies if the airbag is not covered under a manufacturer's warranty and you did not intentionally cause the airbag to discharge.

3. AUTO THEFT REWARD

We will pay up to a $2,000 reward in the event of a covered loss, for information leading to the arrest and conviction of anyone stealing a covered "auto". A reward will not be paid to you, a family member, employee or any public official while performing their duty.

4. BLANKET WAIVER OF SUBROGATION

The **Transfer Of Rights of Recovery Against Others To Us** condition under **SECTION IV – BUSINESS AUTO CONDITIONS, paragraph A. LOSS CONDITIONS** is replaced by the following:

We will waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of the operation of a covered "auto" when you have assumed liability for such "bodily injury" or "property damage" under an "insured contract", provided the contract is in writing and executed prior to the "bodily injury" or "property damage".

5. BODILY INJURY REDEFINED – MENTAL ANGUISH

The definition of "bodily injury" under **SECTION V – DEFINITIONS** is replaced by the following:

"Bodily injury" means bodily injury, sickness, or disease sustained by a person, including mental anguish or death resulting from any of these at any time.

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E-INSURED

6. BROAD FORM NAMED INSURED

a. The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include the following:

Any organization which is a legally incorporated entity in which you own a financial interest of more than 50% of the voting stock on the effective date of this Coverage Form will be a Named Insured until the 180th day or the end of the policy period whichever comes first, provided there is no other similar insurance available to that organization.

b. Paragraph **a.** of this provision **6.** does not apply to "bodily injury" or "property damage" for which an "insured" is also an "insured" under any other automobile policy or would be an "insured" under such a policy, but for its termination or the exhaustion of its Limit of Insurance.

7. COMMUNICATIONS EQUIPMENT

a. The exclusion for electronic equipment under **Exclusions** of **SECTION III – PHYSICAL DAMAGE COVERAGE** does not apply to loss of any permanently installed, non-removable communications equipment designed for use as a:

1. Citizen's band radio;
2. Two-way mobile radio or telephone;
3. Scanning monitor receiver; or
4. GPS Navigation System,

including its antenna and other accessories.

b. No Deductible applies to this additional coverage.

c. The most we will pay for this coverage is $5,000 per occurrence.

8. DIMINUTION IN VALUE

The "diminution in value" exclusion under **SECTION III – PHYSICAL DAMAGE COVERAGE, B. Exclusions** does not apply if the covered "auto" is a private passenger "auto" and is leased, rented, hired or borrowed without a driver for a period of 30 days or less and is used in the conduct of the insured's business. The most we will pay for "loss" arising out of an "accident" is the lesser of $7,500 or 20% of the actual cash value of the "auto" as determined by Kelley Blue Book or other independent valuation sources.

9. DRIVE OTHER CAR – EXECUTIVE OFFICERS

a. The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include:

If you are designated in the Declarations as:

1. An individual; you and your spouse.
2. A partnership; your partners and their spouses.
3. An organization other than an individual or a partnership; your "executive officers" and their spouses.

b. **SECTION II – LIABILITY COVERAGE** and **SECTION III – PHYSICAL DAMAGE COVERAGE** are extended to include "autos" you don't own, hire, lease or borrow while in the care, custody or control of an "insured" listed in **9.a.** This does not include any "auto":

1. Owned by any "insured" listed in **9.a.**, or any member of their household, including any such "auto" that is owned but not insured;
2. Used by an "insured" listed in **9.a.** while working in the business of selling, servicing, repairing or parking autos; or
3. Insured under another policy of insurance.

If Medical Payments, Uninsured/Underinsured Motorist, Personal Injury Protection or other compulsory coverages required by the governing jurisdiction are covered on this policy, then insureds listed in **9.a.** above and family members residing in the same households are "insureds" while:

1. Occupying as a passenger; or
2. A pedestrian when struck by,

any "auto" you do not own, hire, lease or borrow, except any "auto" owned by that "insured" listed in **9.a**, their family members or an "auto" insured under any other policy.

c. The limits and deductibles applicable to this provision will be the largest applicable to any owned "auto" for the specific insurance.

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d. The following definition is added to the **DEFINITIONS** section of the policy:

"Executive officer" means a person holding any of the officer positions created by your charter, constitution, by-laws or any similar governing document.

e. The **Other Insurance Condition**, under **Section IV – BUSINESS AUTO CONDITIONS**, does not apply to the provisions of this Drive Other Car endorsement. There is no "other insurance" applicable to this endorsement.

10. DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

Under **SECTION IV – BUSINESS AUTO CONDITIONS** – the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is amended as follows:

The requirements that you must:

a. Notify us of an "accident", claim, "suit" or "loss"; and

b. Send us documents concerning a claim or "suit",

apply only when such "accident", claim, "suit" or "loss" is known to:

a. You, if you are an individual;

b. A partner, if you are a partnership;

c. An executive officer of the corporation or insurance manager, if you are a corporation; or

d. A manager, if you are a limited liability company.

11. EMPLOYEES AS INSUREDS

The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is changed by adding the following:

Any "employee" of yours while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs. This coverage is excess over any other collectible insurance.

12. EMPLOYEE HIRED AUTOS

The following is added to the **Who Is An Insured** Provision:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contact or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

For purposes of this coverage grant, paragraph **5.b.** of the **Other Insurance** Condition in the Business Auto Coverage Form is replaced by the following:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

1. Any covered "auto" you lease, hire, rent or borrow; and
2. Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

This coverage is excess over any other collectible insurance.

13. FELLOW EMPLOYEE EXCLUSION

The Fellow Employee exclusion under **SECTION II – LIABILITY COVERAGE** does not apply if the "bodily injury" results from the use of a covered "auto" you own or hire. This coverage is excess over any other insurance.

14. GLASS REPAIR – WAIVER OF DEDUCTIBLE

Under paragraph **D. – Deductible –** of **SECTION III – PHYSICAL DAMAGE COVERAGE**, the following is added:

No deductible applies to glass damage if the glass is repaired rather than replaced.

15. HIRED AUTO – PHYSICAL DAMAGE COVERAGE

If hired "autos" are covered "autos" under **SECTION II – LIABILITY COVERAGE** and if **Comprehensive, Specified Causes of Loss**, or **Collision** coverages are provided under this policy for any "auto" you own, then **SECTION III – PHYSICAL DAMAGE COVERAGE** is extended to "autos" you hire, subject to the following limit:

The most we will pay for "loss" to any hired "auto" is the lesser of:

a. $75,000 for "autos" of the private passenger type and $50,000 for all other "autos";

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b. The actual cash value; or

c. The cost of repairing or replacing it with other property of like kind or quality.

The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. No deductible applies to "loss" caused by fire or lightning.

Subject to the above limit, deductible and excess provisions, we will provide coverage equal to the broadest coverage applicable to any covered "auto" you own.

We will also cover loss of use of the hired "auto" if the following conditions are met:

a. It results from an accident;

b. You are legally liable; and

c. The lessor incurs an actual financial loss.

The most we will pay for this loss of use coverage is $1,000 per "accident".

16. LEASE GAP COVERAGE

Under paragraph **C. Limit of Insurance** – of **SECTION III – PHYSICAL DAMAGE COVERAGE**, the following is added:

If a covered "auto" is leased, we will also pay the difference between the actual cash value of a covered "auto" at the time of "loss" and the remaining balance on your lease if the following conditions are met:

a. The "auto" has a long term lease and is covered on this policy.

b. The lessor is added as an Additional Insured in a written lease agreement.

c. You are legally obligated for the remaining balance.

We will not pay for any amounts representing excess wear and tear charges; additional mileage charges; taxes; overdue payments; penalties, interest or charges resulting from overdue payments; or lease termination fees.

17. LIABILITY COVERAGE EXTENSIONS – SUPPLEMENTARY PAYMENTS

Under **SECTION II – LIABILITY COVERAGE**, the Coverage Extension for **Supplementary Payments** is revised as follows:

a. The limit for the cost of bail bonds is amended to $3,500.

b. The limit for reasonable expenses incurred by the "insured" is amended to $500 a day.

18. NEWLY FORMED OR ACQUIRED ORGANIZATIONS

a. The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include as an "insured" any organization that is formed or acquired by you and over which you maintain majority ownership.

b. Paragraph **a.** of this provision **18.** does not apply to any organization:

1. That is a joint venture or partnership;

2. That is an "insured" under any other policy;

3. That has exhausted its Limit of Insurance under any other policy; or

4. 180 days or more after its acquisition or formation by you, unless you have given us notice of the acquisition or formation.

c. Paragraph **a.** of this provision **18.** does not apply to "bodily injury" or "property damage" that results from an "accident" that occurred before you formed or acquired the organization.

19. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES COVERAGE

Under **SECTION III – PHYSICAL DAMAGE** Coverage Extensions, the limit for **Transportation Expenses** is amended to $75 per day and the maximum is amended to $2,250.

20. RENTAL REIMBURSEMENT

We will pay for rental reimbursement expenses incurred by you for the rental of an "auto" of the private passenger type because of "loss" to a "covered auto" of the private passenger type. Payment applies in addition to the otherwise applicable amount of each coverage you have on a "covered auto". No deductibles apply to this coverage.

We will pay those expenses incurred during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, six (6) days after the "loss".

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Payment is limited to the lesser of the following amounts:

1. Necessary and actual expenses incurred.
2. The maximum daily payment of $25 for any one day.

This coverage does not apply while there are spare or reserve "autos" available to you.

If "loss" results from the total theft of the private passenger "auto", we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under the PHYSICAL DAMAGE COVERAGE Extension.

21. TOWING – COVERED AUTOS

Under **SECTION III – PHYSICAL DAMAGE COVERAGE**, Coverage for Towing is amended as follows:

a. This coverage applies to any covered "auto" for which a premium charge for towing and labor is shown in the Schedule or in the Declarations.

b. The limit is $100.

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AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND PACIFIC ADVANCED CIVIL ENGINEERING, INC.

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a Chartered Municipal Corporation ("City") and Pacific Advanced Civil Engineering, Inc., a California Corporation ("Consultant" or "Contractor").

The parties hereby agree as follows:

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

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

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

* * * * *

GENERAL PROVISIONS

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

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

3. City Property. All plans, drawings, reports, calculations, data, specifications, videos, graphics or other materials prepared for or obtained pursuant to this Agreement shall upon request be delivered to the City within a reasonable time, and the rights thereto shall be deemed assigned to the City. If applicable, Consultant shall prepare check prints upon request. Said plans, drawings,

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE
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reports, calculations, data, specifications, videos, graphics or other materials, shall be specific for the project herein and shall not be used by the City for any other project without Consultant's consent. Notwithstanding the foregoing, Consultant shall not be obligated to assign any proprietary software or data developed by or at the direction of Consultant for Consultant's own use; provided, however, that Consultant shall, pursuant to Paragraph 14 below, indemnify, defend and hold the City harmless from and against any discovery or Public Records Act request seeking the disclosure of any such proprietary software or data.

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

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

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

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

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED AS TO LEGAL FORM

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

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

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

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

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

11. Termination Without Default. Notwithstanding any provision herein to the contrary, the City may, in its sole and absolute discretion and without cause, terminate this Agreement at any time prior to completion by Consultant of the

CITY ATTY OFFICE 228

project or services hereunder, immediately upon written notice to Consultant. In the event of any such termination, Consultant shall be compensated for: (1) all authorized work satisfactorily performed prior to the effective date of termination; and (2) necessary materials or services of others ordered by Consultant for this Agreement, prior to Consultant's receipt of notice of termination, irrespective of whether such materials or services of others have actually been delivered, and further provided that Consultant is not able to cancel such orders. Compensation for Consultant in such event shall be determined by the City in accordance with the percentage of the project or services completed by Consultant; and all of Consultant's finished or unfinished work product through the time of the City's last payment shall be transferred and assigned to the City. In conjunction with any termination of this Agreement, the City may, at its own expense, make copies or extract information from any notes, sketches, computations, drawings, and specifications or other data, whether complete or not.

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

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

14. Indemnity Design Professional Services. In connection with its design professional services and to the maximum extent permitted by law, Consultant shall hold harmless and indemnify City, and its officials, officers, employees, agents, and designated volunteers (collectively, "Indemnitees"), with respect to any and all claims, demands, causes of action, damages, injuries, liabilities, losses, costs or expenses, including reimbursement of attorneys' fees and costs of defense, which arise out of, pertain to, or relate to in whole or in part to the negligence, recklessness, or willful misconduct of Consultant or any of its officers, employees, subcontractors, or agents in the performance of its design professional services under this Agreement.

CITY OF RANCHO PALOS VERDES CITY ATTORNEY'S OFFICE APPROVED AS TO LEGAL SUFFICIENCY

a. Other Indemnities. In connection with any and all claims, demands, causes of action, damages, injuries, liabilities, losses, costs or expenses, including attorneys' fees and costs of defense (collectively, "Damages" hereinafter) not covered by the foregoing paragraph, and to the maximum extent permitted by law, Consultant shall defend, hold harmless and indemnify the Indemnitees with respect to any and all Damages, which arise out of, pertain to, or relate to the acts or omissions of Consultant or any of its officers, employees, subcontractors, or agents in the performance of this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the City. Consultant shall defend Indemnitees in any action or actions filed in connection with any such Damages. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

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

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

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

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, employment laws, and non-discrimination laws.

a. Acknowledgement. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-

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five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 11/2 times the basic rate of pay. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Labor Code Sections 1810, 1813 and 1815, and Consultant shall include in the written contract between it and each subcontractor copies of Labor Code Sections 1810, 1813 and 1815 and a requirement that each subcontractor shall comply with these aforementioned sections. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor comply with Labor Code Sections 1810, 1813 and 1815, Consultant shall diligently take corrective action to halt or rectify the failure.

b. Prevailing Wages. City and Consultant acknowledge that this project is a public work to which prevailing wages apply. Consultant shall comply with the Agreement to Comply with California Labor Law Requirements set forth in Exhibit "E", which is attached hereto and incorporated by reference.

18. Limitations upon Subcontracting and Assignment. Consultant acknowledges that the services which Consultant shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Consultant shall not assign or sublet to any other party without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion. In the event that the City, in writing, approves any assignment or subletting of this Agreement or the retention of subcontractors by Consultant, Consultant shall provide to the City upon request copies of each and every subcontract prior to the execution thereof by Consultant and subcontractor. Any attempt by Consultant to assign any or all of its rights under this Agreement without first obtaining the City's prior written consent shall constitute a material default under this Agreement.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Consultant or twenty-five percent (25%) or more the voting control of Consultant (whether Consultant is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Consultant or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buyout or otherwise), whether or not a formal assignment or hypothecation of this Agreement or Consultant's assets occurs, which reduces Consultant's assets or

CITY OF REDONDO BEACH CITY ATTY OFF APPROVED BY LEGAL DEPT 231

net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

19. Subcontractors. Consultant shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Consultant shall not engage the services of any person or persons now employed by the City without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion.

20. Integration. This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any previous oral or written agreement; provided, however, that correspondence or documents exchanged between Consultant and City may be used to assist in the interpretation of the exhibits to this Agreement.

21. Amendment. This Agreement may be amended or modified only by a subsequent written amendment executed by both parties.

22. Conflicting Provisions. In the event of a conflict between the terms and conditions of this Agreement and those of any exhibit or attachment hereto, this Agreement proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by the City shall prevail over those prepared by Consultant.

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

24. Exhibits. All exhibits hereto are made a part hereof and incorporated herein by reference; provided, however, that any language in Exhibit "A" which does not pertain to the project description, proposal, or scope of services (as applicable) to be provided by Consultant, or any corresponding responsibilities of City, shall be deemed extraneous to, and not a part of, this Agreement.

25. Time of Essence. Time is of the essence of this Agreement.

26. Confidentiality. To the extent permissible under law, Consultant shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder.

27. Third Parties. Nothing herein shall be interpreted as creating any rights or benefits in any third parties. For purposes hereof, transferees or assignees as permitted under this Agreement shall not be considered "third parties."

28. 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.

29. 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.

30. Claims. Any claim by Consultant against City hereunder shall be subject to Government Code §§ 800 *et seq.* The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

31. Interpretation. Consultant acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

32. Warranty. In the event that any product shall be provided to the City as part of this Agreement, Consultant warrants as follows: Consultant possesses good title to the product and the right to transfer the product to City; the product shall be delivered to the City free from any security interest or other lien; the product meets all specifications contained herein; the product shall be free from material defects in materials and workmanship under normal use for a period of one (1) year from the date of delivery; and the product shall be fit for its intended purpose(s). Notwithstanding the foregoing, consumable and maintenance items (such as light bulbs and batteries) shall be warranted for a period of thirty (30) days from the date of delivery. All repairs during the warranty period shall be promptly performed by Consultant, at Consultant's expense, including shipping. Consultant shall not be liable under this warranty for an amount greater than the amount set forth in Exhibit "C" hereto.

33. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed, and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

34. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Consultant warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Consultant, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Consultant.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED AS TO LEGAL

35. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

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IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 5th day of July, 2016.

CITY OF REDONDO BEACH

Mayor

ATTEST:

City Clerk

PACIFIC ADVANCED CIVIL ENGINEERING, INC.

By:
Name: MICHELLE HOALTON
Title: VICE PRESIDENT

APPROVED:

Risk Manager

APPROVED AS TO FORM:

City Attorney's Office

IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 5th day of July, 2016.

CITY OF REDONDO BEACH

Mayor

PACIFIC ADVANCED CIVIL ENGINEERING, INC.

By: _____
Name: _____
Title: _____

ATTEST:

City Clerk

APPROVED:

Risk Manager

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED BY LEGAL DEPT.

EXHIBIT "A"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

CONSULTANT'S DUTIES
Consultant shall perform the following duties to rehabilitate and replace the Rindge Sewer and the Yacht Club Way & Portofino Way Pump Stations, and associated appurtenances.

A. TASK 1 – DATA COLLECTION AND ASSESSMENT
   1. Review and validate the City's current System Evaluation & Capacity Assurance Plan findings, and collect all existing data and information relevant to the Rindge, Yacht Club Way, and Portofino Way Pump Stations.

   2. Provide materials, including maps, drawings, sewer system hydraulic analysis, and the preferred list of manufacturer and equipment for mechanical and electrical components.

   3. Conduct preliminary survey including topography, underground utilities and geotechnical investigation, including two subsurface soil borings for each site.

B. TASK 2 – DESIGN OF NEW SEWAGE PUMP STATION
   1. Preliminary Design Report
      a. Prepare a Preliminary Design Report to evaluate alternative locations and facilities for the new pump stations before the final design.

      b. Include a submersible facility with two pumps capable of conveying the peak wet weather flow, a standby generator with an automatic transfer switch, two ultrasonic level sensors, backup float switches, Programmable Logic Controllers, Human Machine Interface, and Supervisory Control and Data Acquisition (SCADA) in the design.

      c. Complete a Preliminary Design Report and have it wet stamped by a licensed Civil Engineer.

      d. Include the replacement of the existing force main along an alternative alignment and any aboveground enclosures in the design.

      e. Include the following components in the Preliminary Design Report.
         1. An alternative location analysis including a map showing alternative locations evaluated and rational for selecting the recommended site.

         2. Preliminary facility layout.

CITY OF SAN CLEMENTE CITY ATTORNEY'S OFFICE APPROVED AS TO LEGAL

3. Preliminary piping schematic for inflow and forcemain pipelines and modifications to connections.

4. Listing of preferred manufacturer and equipment for mechanical and electrical components.

5. Architectural rendering and conceptual floor plan.

6. Conceptual cost estimate.

2. Staging and Demolition Plan
   a. Prepare a Staging and Demolition Plan for the removal and disposal of the existing station upon completion of the new station.

   b. Maintain all existing flows during construction either through by-pass methods or by making the new pump station operational before the removal of the existing station.

3. Structural Design
   a. Prepare structural design in compliance with all applicable codes and requirements including the City's Building Department.

   b. Provide structural design calculations that are certified by a Licensed Structural Engineer (wet stamped).

   c. Incorporate a new 480V 3ph service meter in the design.

   d. Coordinate with Southern California Edison to generate the necessary plans and work order for this installation.

4. Electrical Design
   a. Provide a new electrical service, transformer, and emergency back-up generator. Include an automatic switch gear in the emergency back-up generator design.

   b. Coordinate with the City and its SCADA system consultant Morrow Meadows to provide for system monitoring and control.

5. Plan Formats & Submittals
   a. Prepare design plans utilizing Microstation Version 8.

   b. Prepare a Preliminary (60%) Plan set, including the following submittals at a minimum.
      1. Demolition Plan

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE
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2. Site Plan (Paving, Entrances, Manways, Vaults)

3. Preliminary Structural Plan (including structural calculations)

4. Piping Plan

5. Electrical Plans and schematics

6. Initial Catalog cuts for equipment and material

c. Upon completion of 60% and 90% plans and technical specifications, submit three (3) sets of Plans and accompanied material to the City for review.

d. Include the following components in the Final Plans and Contract Documents (including Technical Specifications).
   1. General Sheets – title sheet, general notes, index to sheets, bench marks horizontal control, and vicinity and location maps.

   2. Civil Sheets – rough and final grading, demolition, site piping (inlet and outlet) and profiles, site improvements, sewer, and civil detail.

   3. Mechanical Sheets – pumps, piping, vault plans, valve and fittings, ladders, stairs, hatches, miscellaneous metal items, and hardware and mechanical details.

   4. Architectural Sheets – building and exterior treatment.

   5. Structural Sheets – general notes and details, foundation, longitudinal and transverse sections, miscellaneous sections, hatch openings section details, and ladder details.

   6. Electrical – electrical symbols notes and abbreviations, electrical service, transformer, single line diagram, lighting plan, motor control center, conduit schedule, panel connections, connection diagram, and electrical site plan.

e. Provide Final Plans in Microstation Version 8 with a set of original mylars for reproduction in 22"x34" and 11"x17" formats. Submit the final set of plans and specifications on digital media on DC ROM in Microstation Version 8 and Microsoft Word file formats.

C. <u>TASK 3 – ENVIRONMENTAL PROCESSING</u>

1. Prepare the initial study and associated reports, architectural renderings, exhibits, notifications, and any other documentation to prepare a CEQA

CITY ATTORNEY'S OFFICE
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Categorical Exemption or Negative Declaration and/or other required environmental impact declarations required for construction for two pump stations.

2. Prepare one Mitigated Negative Declaration (MND) for one pump station. Coordinate the processing with the City's Planning Department.

3. Provide three (3) hard copies and one (1) electronic copy of reports, exhibits, and other documentation determined to be necessary.

D. TASK 4 – PREPARATION OF CONTRACT DOCUMENTS

1. Prepare and compile a complete set of contract documents including the Notice Inviting Bidders, Instructions to Bidders, Bid Schedule, Agreement, Supplemental General Conditions, Special Provisions and Technical Specifications.

2. Prepare the General and Special Provisions in accordance with the Standard Specifications for Public Works construction 2003 Edition, including all supplements to date.

3. Prepare the Technical Specifications in the CSI format and include the following primary sections.
   a. General requirements
   b. Sitework
   c. Concrete
   d. Metals
   e. Finishes
   f. Equipment
   g. Mechanical
   h. Electrical
   i. Instrumentation
   j. Testing

4. Append the Standard Drawings and Geotechnical Report and other pertinent material to the documents.

E. TASK 5 - PROJECT MANAGEMENT & MEETINGS

1. Provide on-going and frequent communication with City on project status, identifying potential project issues, and recommending resolutions.

2. Maintain contact with City staff via telephone and email on a continual basis. Provide and plan a kick-off meeting and monthly coordination meetings.

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3. Provide and plan for up to four coordination meetings with the City Planning Department and the City's SCADA consultant Morrow Meadows.

F. TASK 6 - PREPARATION OF ENGINNER'S ESTIMATE

1. Prepare an Engineer's Estimate of Probable Cost at the 60% and Final Plans stage of design submittals.

2. Ensure City has the flexibility to make ongoing decisions as to the scope and extent of the proposed project.

G. TASK 7 - BIDDING AND CONSTRUCTION SUPPORT SERVICES

1. Provide construction management support services, including attending the pre-bid meeting, addressing questions from contractors during bidding, preparation of addendums, review of shop drawings and submittals, responses to request for clarifications and request for information during construction.

2. Provide weekly inspections of six hours for a 12 week period for each station.

3. Upon completion of construction of the pump stations, prepare As-Built Drawings based on the redlines by the Contractor and Inspector.

4. Attend the start-up of new pump stations.

H. TASK 8 – OPERATION AND MAINTENANCE MANUALS

1. Provide four (4) hard copies and one (1) electronic copy of the O&M Manual, which shall include without limitation the following items.
   a. Introduction including location and service maps, owner and facility name, address and phone number.

   b. Description of facility including design parameters, assumptions and considerations.

   c. Copy of approved shop drawings and submittals.

   d. Safety precautions and procedures.

   e. Start-up procedures.

   f. Preventative maintenance procedures.

   g. Corrective maintenance procedures.

   h. Emergency shut down procedures.

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i. Record keeping, reporting and notification procedures.

j. Cut-away view of equipment with parts list.

k. List of supplied and/or recommended spare parts list.

l. List of equipment suppliers and contact information for spare parts and service.

I. SCHEDULE

1. Design the pump stations in the following order.
   a. Rindge

   b. Yacht Club Way

   c. Portofino Way.

2. Commence Task 1 for all three stations upon the execution of this Agreement.

3. Obtain written approval prior to starting Tasks 2 to 8 for the Yacht Club Way and Portofino Pump Stations.

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EXHIBIT "B"

SCHEDULE FOR COMPLETION

TERM. The term of this Agreement shall commence on July 5, 2016 and expire on July 4, 2021, unless otherwise terminated herein.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED AS TO LEGAL FORM

EXHIBIT "C"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

A. **AMOUNT.** Consultant shall be paid in accordance with the following hourly rates.

Hourly Rate Schedule	
Description	**Hourly Rate**
Principal	$240
Project Manager	$190
Project Engineer	$156
Construction Engineer	$156
Design Engineer / Modeler	$136
Structural Engineer	$156
Electrical Engineer	$156
Sr. CAD Designer	$117
Instrumentation & Controls Specialist	$125
Project Coordinator / Admin Support	$70

Notwithstanding the foregoing, in no event, shall Consultant's compensation exceed the following amounts for each task. Consultant's total compensation shall include all expenses, materials, labor, shipping, tax and travel.

Task	**Rindge**	**Yacht Club**	**Portofino**
Task 1 - Data Collection and Assessment	$19,257	$15,011	$15,108
Task 2 - Design of New Pump Station	$61,832	$41,728	$54,560
Task 3 - Environmental Processing	$ -	$31,233	$26,013
Task 4 - Preparation of Contract Documents	$ 8,214	$ 6,966	$ 8,724
Task 5 - Project Management and Meetings	$ 9,440	$ 9,440	$ 3,628
Task 6 – Preparation of Engineer's Estimate	$ 4,366	$ 3,742	$ 4,054
Task 7 – Bidding & Construction Support Services	$44,043	$40,683	$43,696
Task 8 – Operation & Maintenance Manual	$ 3,162	$ 2,538	$ 3,040
Subtotal	$150,314	$151,341	$158,823
Grand Total			**$460,478**

CITY OF REDONDO BEACH CITY ATTORNEY APPROVED AS TO FORM

B. **METHOD OF PAYMENT.** Consultant shall provide monthly invoices based upon the time spent during the previous month to City for approval and payment. Invoices shall be based on the time spent and work completed in the month prior to the invoice submission. Consultant shall submit two hard copies of the invoice with supporting documentation. Invoices must be itemized, adequately detailed, based on accurate records, and in a form reasonably satisfactory to City.

C. **SCHEDULE FOR PAYMENT.** City agrees to pay Consultant within thirty (30) days of receipt of the monthly invoice; provided, however, that payments by City shall not exceed the proportion of the phase or task completed, and payment for each phase or task shall not exceed the amounts described in Section A of this Exhibit "C".

D. **NOTICE.** Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid and addressed to or personally served on the following parties.

Consultant: Pacific Advanced Civil Engineering, Inc.
17520 Newhope Street
Fountain Valley, CA 92708
Attn: Andy Komor

City: City of Redondo Beach
Public Works Department, the Engineering Division
415 Diamond Street
Redondo Beach, CA 90277
Attn: Wisam Altowaiji

All notices, including notices of address changes, provided under this Agreement are deemed received on the third day after mailing if sent by registered or certified mail. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED AS TO LEGAL

EXHIBIT "D"

INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

Errors and Omissions liability insurance appropriate to the consultant's profession. Architects' and Engineers' coverage is to be endorsed to include contractual liability.

Minimum Limits of Insurance

Consultant shall maintain limits no less than:

General Liability: $1,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit shall apply separately to this project/location.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

Errors and Omissions liability: $1,000,000 per occurrence.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers or (2) the Consultant shall provide a financial guarantee

satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Endorsement:

General Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant.

For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Errors and Omissions policy, if written on a claims made basis, shall be maintained by the Consultant for a period of one year after the completion of the project.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project. The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Consultant's part.

CITY OF REDONDO BEACH CITY ATTORNEY'S OFFICE APPROVED AS TO LEGAL

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements are to be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

Subcontractors

Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Risk Management

Consultant acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

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EXHIBIT "E"

AGREEMENT TO COMPLY WITH CALIFORNIA LABOR LAW REQUIREMENTS

1. Contractor acknowledges that the project as defined in this Agreement between Contractor and the City, to which this Agreement to Comply with California Labor Law Requirements is attached and incorporated by reference, is a "public work" as defined in Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code ("Chapter 1"), and that this Agreement is subject to (a) Chapter 1, including without limitation Labor Code Section 1771 and (b) the rules and regulations established by the Director of Industrial Relations ("DIR") implementing such statutes. Contractor shall perform all work on the project as a public work. Contractor shall comply with and be bound by all the terms, rules and regulations described in 1(a) and 1(b) as though set forth in full herein.

2. California law requires the inclusion of specific Labor Code provisions in certain contracts. The inclusion of such specific provisions below, whether or not required by California law, does not alter the meaning or scope of Section 1 above.

3. Pursuant to Labor Code Section 1771.4, Contractor shall post job site notices, as prescribed by regulation.

4. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the Agreement are on file at City Hall and will be made available to any interested party on request. Contractor acknowledges receipt of a copy of the DIR determination of such prevailing rate of per diem wages, and Contractor shall post such rates at each job site covered by this Agreement.

5. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Contractor shall, as a penalty to the City, forfeit the maximum amount allowable by law for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Contractor or by any subcontractor.

6. Contractor shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Contractor and each subcontractor to (1) keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records.

7. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Administrative Code title 8, section 200 *et seq.* concerning the employment of apprentices on public works projects. Contractor shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Contractor shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Contractor and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

CITY ATTORNEY'S OFFICE APPROVED AS TO LEGAL FORM

8. Contractor acknowledges that eight (8) hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code Section 1810. Contractor shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Contractor in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 1 and 1/2 times the basic rate of pay.

9. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Contractor hereby certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

10. For every subcontractor who will perform work on the project, Contractor shall be responsible for such subcontractor's compliance with Chapter 1 and Labor Code Sections 1860 and 3700, and Contractor shall include in the written contract between it and each subcontractor a copy of those statutory provisions and a requirement that each subcontractor shall comply with those statutory provisions. Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Contractor shall diligently take corrective action to halt or rectify any failure.

11. To the maximum extent permitted by law, Contractor shall indemnify, hold harmless and defend (at Contractor's expense with counsel acceptable to the City) the City, its officials, officers, employees, agents, independent contractors, and volunteers from and against any demand or claim for damages, compensation, fines, penalties or other amounts arising out of or incidental to any acts or omissions listed above by any person or entity (including Contractor, its subcontractors, and each of their officials, officers, employees and agents) in connection with any work undertaken or in connection with the Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses. All duties of Contractor under this Section shall survive termination of the Agreement.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/15/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher & Co.
Insurance Brokers of CA, Inc. LIC #0726293
18201 Von Karman Ave Suite 200
Irvine CA 92612

CONTACT NAME: Arthur J Gallagher & Co.
PHONE (A/C, No, Ext): 949-349-9800 FAX (A/C, No): 949-349-9962
E-MAIL ADDRESS: occertificaterequest@ajg com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Berkshire Hathaway Homestate Insura	20044
INSURER B : United Specialty Insurance Company	12537
INSURER C : Atlantic Specialty Insurance Compan	27154
INSURER D : Arch Specialty Insurance Company	21199
INSURER E :	
INSURER F :	

INSURED
PACIAQU-02
Pacific Advanced Civil Engineering Inc
17520 Newhope St.
Fountain Valley, CA 92708

COVERAGES **CERTIFICATE NUMBER:** 258011136 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER POLICY [X] PRO-JECT [ ] LOC OTHER	Y	Y	BTO1618317	4/30/2016	4/30/2017	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $50,000 $5,000 $1,000,000 $2,000,000 $2,000,000
C	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS	Y	Y	7100322160004	4/30/2016	4/30/2017	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000 $ $ $
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	PAWC705905	3/2/2016	3/2/2017	X PER STATUTE [ ] OTH-ER E L EACH ACCIDENT E L DISEASE - EA EMPLOYEE E L DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
D	PROF & POLLUTION LIAB RETRO DATE. 1/01/1995			CPP0055298-03	4/30/2016	4/30/2017	Each Claim Aggregate	3,000,000 6,000,000

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

Certificate holder is included as additional insured/primary non-contributory/waiver of subrogation applies on the general liability, per the attached forms CG20100413 , CG20370704 , USICVEN104021107 and CG24041093. *General Liability Per Project Aggregate: Capped at $5,000,000 General Aggregate Limit.* Certificate holder is included as additional insured/waiver of subrogation applies, per the attached form VCA2010109.Waiver of subrogation applies to the certificate holder on the workers compensation policy, per the attached forms WC990410B914 (State of CA), WC000313484 (State of AZ)
RE. 752 Rindge Lane.
Certificate Holder(s) Continued: The City, its officers, elected and appointed officials, employees, and volunteers.

CERTIFICATE HOLDER

City of Redondo Beach
Public Works Department
Engineering Services Division
Attn: Geraldine Trivedi, P.E.
415 Diamond Street, Door E
Redondo Beach CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Philip Kerrigan

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
When required by written contract	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

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

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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

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

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

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

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
As per written contract	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY – PLEASE READ IT CAREFULLY

USIC VEN 104 02 11 07

PRIMARY AND NON-CONTRIBUTORY WORDING

This endorsement modifies insurance provided under the following:

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

Any coverage provided to an Additional Insured shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

1) a written contract or written agreement specifically requires that this insurance apply on a primary and non-contributory basis;or

2) prior to a loss, you request in writing and we agree that this insurance shall apply on a primary and non-contributory basis.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization: As per written contract

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition (Section IV – COMMERCIAL GENERAL LIABILITY CONDITIONS) is amended by the addition of the following.

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

@VANTAGE FOR AUTOMOBILE

This endorsement modifies insurance provided under the following.

BUSINESS AUTO COVERAGE FORM

The following schedule lists the coverage extensions provided by this endorsement. Refer to the individual provisions to determine the extent of your coverage.

SCHEDULE OF COVERAGE EXTENSIONS			
1.	Additional Insured By Contract	12.	Employee Hired Autos
2.	Airbag Discharge	13.	Fellow Employee Exclusion
3.	Auto Theft Reward	14.	Glass Repair – Waiver of Deductible
4.	Blanket Waiver of Subrogation	15.	Hired Auto Physical Damage Coverage
5.	Bodily Injury Redefined – Mental Anguish	16.	Lease Gap Coverage
6.	Broad Form Named Insured	17.	Liability Coverage – Supplementary Payments
7.	Communications Equipment	18.	Newly Formed or Acquired Organizations
8.	Diminution in Value	19.	Physical Damage – Transportation Expenses
9.	Drive Other Car – Executive Officers	20.	Rental Reimbursement – Private Passenger Vehicles
10.	Duties In The Event of Accident, Claim, Suit or Loss	21.	Towing – Any Covered Auto
11.	Employees As Insureds		

1. ADDITIONAL INSURED BY CONTRACT

The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include as an additional "insured" any person or organization with whom you agreed in a written contract, written agreement or permit, to provide insurance such as is afforded under this Coverage Form. Such person or organization is an "insured" only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part by your maintenance, operation or use of your covered "autos".

With respect to the insurance afforded to these additional "insureds", this insurance does not apply:

a. Unless the written contract or agreement has been executed or the permit has been issued prior to the "bodily injury" or "property damage";

b. To any person or organization included as an "insured" by endorsement or in the Declarations; or

c. To any lessor of "autos" when their contract or agreement with you for such leased "auto" ends.

2. AIRBAG DISCHARGE

If you purchased physical damage coverage for a covered "auto" under this policy, we will pay to reset or replace an airbag that accidentally discharges without the vehicle being involved in an accident. No deductible applies to this additional coverage. However, this coverage only applies if the airbag is not covered under a manufacturer's warranty and you did not intentionally cause the airbag to discharge.

3. AUTO THEFT REWARD

We will pay up to a $2,000 reward in the event of a covered loss, for information leading to the arrest and conviction of anyone stealing a covered "auto". A reward will not be paid to you, a family member, employee or any public official while performing their duty.

4. BLANKET WAIVER OF SUBROGATION

The **Transfer Of Rights of Recovery Against Others To Us** condition under **SECTION IV – BUSINESS AUTO CONDITIONS, paragraph A. LOSS CONDITIONS** is replaced by the following:

We will waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of the operation of a covered "auto" when you have assumed liability for such "bodily injury" or "property damage" under an "insured contract", provided the contract is in writing and executed prior to the "bodily injury" or "property damage".

5. BODILY INJURY REDEFINED – MENTAL ANGUISH

The definition of "bodily injury" under **SECTION V – DEFINITIONS** is replaced by the following:

"Bodily injury" means bodily injury, sickness, or disease sustained by a person, including mental anguish or death resulting from any of these at any time.

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E-INSURED

6. **BROAD FORM NAMED INSURED**

   a. The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include the following:

      Any organization which is a legally incorporated entity in which you own a financial interest of more than 50% of the voting stock on the effective date of this Coverage Form will be a Named Insured until the 180th day or the end of the policy period whichever comes first, provided there is no other similar insurance available to that organization.

   b. Paragraph **a.** of this provision **6.** does not apply to "bodily injury" or "property damage" for which an "insured" is also an "insured" under any other automobile policy or would be an "insured" under such a policy, but for its termination or the exhaustion of its Limit of Insurance.

7. **COMMUNICATIONS EQUIPMENT**

   a. The exclusion for electronic equipment under **Exclusions** of **SECTION III – PHYSICAL DAMAGE COVERAGE** does not apply to loss of any permanently installed, non-removable communications equipment designed for use as a:

      1. Citizen's band radio;
      2. Two-way mobile radio or telephone;
      3. Scanning monitor receiver; or
      4. GPS Navigation System,

      including its antenna and other accessories.

   b. No Deductible applies to this additional coverage.

   c. The most we will pay for this coverage is $5,000 per occurrence.

8. **DIMINUTION IN VALUE**

   The "diminution in value" exclusion under **SECTION III – PHYSICAL DAMAGE COVERAGE, B. Exclusions** does not apply if the covered "auto" is a private passenger "auto" and is leased, rented, hired or borrowed without a driver for a period of 30 days or less and is used in the conduct of the insured's business. The most we will pay for "loss" arising out of an "accident" is the lesser of $7,500 or 20% of the actual cash value of the "auto" as determined by Kelley Blue Book or other independent valuation sources.

9. **DRIVE OTHER CAR – EXECUTIVE OFFICERS**

   a. The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include:

      If you are designated in the Declarations as:

      1. An individual; you and your spouse.
      2. A partnership; your partners and their spouses.
      3. An organization other than an individual or a partnership; your "executive officers" and their spouses.

   b. **SECTION II – LIABILITY COVERAGE** and **SECTION III – PHYSICAL DAMAGE COVERAGE** are extended to include "autos" you don't own, hire, lease or borrow while in the care, custody or control of an "insured" listed in **9.a.** This does not include any "auto":

      1. Owned by any "insured" listed in **9.a.**, or any member of their household, including any such "auto" that is owned but not insured;
      2. Used by an "insured" listed in **9.a.** while working in the business of selling, servicing, repairing or parking autos; or
      3. Insured under another policy of insurance.

      If Medical Payments, Uninsured/Underinsured Motorist, Personal Injury Protection or other compulsory coverages required by the governing jurisdiction are covered on this policy, then insureds listed in **9.a.** above and family members residing in the same households are "insureds" while:

      1. Occupying as a passenger; or
      2. A pedestrian when struck by,

      any "auto" you do not own, hire, lease or borrow, except any "auto" owned by that "insured" listed in **9.a**, their family members or an "auto" insured under any other policy.

   c. The limits and deductibles applicable to this provision will be the largest applicable to any owned "auto" for the specific insurance.

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d. The following definition is added to the **DEFINITIONS** section of the policy:

"Executive officer" means a person holding any of the officer positions created by your charter, constitution, by-laws or any similar governing document.

e. The **Other Insurance Condition**, under **Section IV – BUSINESS AUTO CONDITIONS**, does not apply to the provisions of this Drive Other Car endorsement. There is no "other insurance" applicable to this endorsement.

10. DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

Under **SECTION IV – BUSINESS AUTO CONDITIONS** – the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is amended as follows:

The requirements that you must:

a. Notify us of an "accident", claim, "suit" or "loss"; and

b. Send us documents concerning a claim or "suit",

apply only when such "accident", claim, "suit" or "loss" is known to:

a. You, if you are an individual;

b. A partner, if you are a partnership;

c. An executive officer of the corporation or insurance manager, if you are a corporation; or

d. A manager, if you are a limited liability company.

11. EMPLOYEES AS INSUREDS

The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is changed by adding the following:

Any "employee" of yours while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs. This coverage is excess over any other collectible insurance.

12. EMPLOYEE HIRED AUTOS

The following is added to the **Who Is An Insured** Provision:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contact or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

For purposes of this coverage grant, paragraph **5.b.** of the **Other Insurance** Condition in the Business Auto Coverage Form is replaced by the following:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

1. Any covered "auto" you lease, hire, rent or borrow; and

2. Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

This coverage is excess over any other collectible insurance.

13. FELLOW EMPLOYEE EXCLUSION

The Fellow Employee exclusion under **SECTION II – LIABILITY COVERAGE** does not apply if the "bodily injury" results from the use of a covered "auto" you own or hire. This coverage is excess over any other insurance.

14. GLASS REPAIR – WAIVER OF DEDUCTIBLE

Under paragraph **D. – Deductible** – of **SECTION III – PHYSICAL DAMAGE COVERAGE**, the following is added:

No deductible applies to glass damage if the glass is repaired rather than replaced.

15. HIRED AUTO – PHYSICAL DAMAGE COVERAGE

If hired "autos" are covered "autos" under **SECTION II – LIABILITY COVERAGE** and if **Comprehensive, Specified Causes of Loss**, or **Collision** coverages are provided under this policy for any "auto" you own, then **SECTION III – PHYSICAL DAMAGE COVERAGE** is extended to "autos" you hire, subject to the following limit:

The most we will pay for "loss" to any hired "auto" is the lesser of:

a. $75,000 for "autos" of the private passenger type and $50,000 for all other "autos";

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b. The actual cash value; or

c. The cost of repairing or replacing it with other property of like kind or quality.

The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. No deductible applies to "loss" caused by fire or lightning.

Subject to the above limit, deductible and excess provisions, we will provide coverage equal to the broadest coverage applicable to any covered "auto" you own.

We will also cover loss of use of the hired "auto" if the following conditions are met:

a. It results from an accident;

b. You are legally liable; and

c. The lessor incurs an actual financial loss.

The most we will pay for this loss of use coverage is $1,000 per "accident".

16. LEASE GAP COVERAGE

Under paragraph **C. Limit of Insurance** – of **SECTION III – PHYSICAL DAMAGE COVERAGE**, the following is added:

If a covered "auto" is leased, we will also pay the difference between the actual cash value of a covered "auto" at the time of "loss" and the remaining balance on your lease if the following conditions are met:

a. The "auto" has a long term lease and is covered on this policy.

b. The lessor is added as an Additional Insured in a written lease agreement.

c. You are legally obligated for the remaining balance.

We will not pay for any amounts representing excess wear and tear charges; additional mileage charges; taxes; overdue payments; penalties, interest or charges resulting from overdue payments; or lease termination fees.

17. LIABILITY COVERAGE EXTENSIONS – SUPPLEMENTARY PAYMENTS

Under **SECTION II – LIABILITY COVERAGE**, the Coverage Extension for **Supplementary Payments** is revised as follows:

a. The limit for the cost of bail bonds is amended to $3,500

b. The limit for reasonable expenses incurred by the "insured" is amended to $500 a day.

18. NEWLY FORMED OR ACQUIRED ORGANIZATIONS

a. The **Who Is An Insured** provision under **SECTION II – LIABILITY COVERAGE** is amended to include as an "insured" any organization that is formed or acquired by you and over which you maintain majority ownership.

b. Paragraph **a.** of this provision **18.** does not apply to any organization:

1. That is a joint venture or partnership;

2. That is an "insured" under any other policy;

3. That has exhausted its Limit of Insurance under any other policy; or

4. 180 days or more after its acquisition or formation by you, unless you have given us notice of the acquisition or formation.

c. Paragraph **a.** of this provision **18.** does not apply to "bodily injury" or "property damage" that results from an "accident" that occurred before you formed or acquired the organization.

19. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES COVERAGE

Under **SECTION III – PHYSICAL DAMAGE** Coverage Extensions, the limit for **Transportation Expenses** is amended to $75 per day and the maximum is amended to $2,250.

20. RENTAL REIMBURSEMENT

We will pay for rental reimbursement expenses incurred by you for the rental of an "auto" of the private passenger type because of "loss" to a "covered auto" of the private passenger type. Payment applies in addition to the otherwise applicable amount of each coverage you have on a "covered auto". No deductibles apply to this coverage.

We will pay those expenses incurred during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, six (6) days after the "loss".

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Payment is limited to the lesser of the following amounts:

1. Necessary and actual expenses incurred.
2. The maximum daily payment of $25 for any one day.

This coverage does not apply while there are spare or reserve "autos" available to you.

If "loss" results from the total theft of the private passenger "auto", we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under the PHYSICAL DAMAGE COVERAGE Extension.

21. TOWING – COVERED AUTOS

Under **SECTION III – PHYSICAL DAMAGE COVERAGE**, Coverage for Towing is amended as follows:

a. This coverage applies to any covered "auto" for which a premium charge for towing and labor is shown in the Schedule or in the Declarations.

b. The limit is $100.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT- CALIFORNIA BLANKET BASIS

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

The additional premium for this endorsement shall be 2% of the total manual premium otherwise due on such remuneration. The minimum premium for this endorsement is $350.

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

SCHEDULE

BLANKET WAIVER

Person/Organization	Blanket Waiver – Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

Job Description	**Waiver Premium**
All CA Operations	3388.00

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 03/02/2016 Policy No. PAWC705905 Endorsement No.

Insured Premium $

Insurance Company Berkshire Hathaway Homestate Ins Co

Countersigned by _____

HUB International Limited

4965 MacArthur Court, Suite 600
Newport Beach, CA 92660
714-569-2700

hubinternational.com

To: City of Redondo Beach
Public Works Department
Engineering Services Division
Redondo Beach CA 90277

Re: Pacific Advanced Civil Engineering Inc. – Insurance Renewals
17520 Newhope St.
Fountain Valley, CA 92708

To whom it may concern:

Pacific Advanced Civil Engineering, Inc., is the named insured for the following insurance policies that renew effective 4/30/2019. The policies have been renewed for the 4/30/2019 to 4/30/2020 policy years by each of the insurance carriers. Hub Insurance Agency is currently awaiting policy numbers, and a certificate of insurance will be available by Friday, April 26, 2019. There is no change of the carriers, limits or deductibles for any of the renewed policies below.

The following policies have been renewed effective 4/30/2019 to 4/30/2020:

1. Commercial General Liability, Evanston Insurance Company.
2. Professional & Pollution Liability Policies , Arch Specialty Insurance Company
3. Commercial Automotive and Inland Marine Policies, Atlantic Specialty Insurance Company
4. Commercial Excess Liability, Evanston Liability

The Workers' Compensation policy with Berkshire Hathaway Homestate Insurance Company has not changed and is currently active – the Policy effective dates are 3/2/2019 to 3/2/2020.

Please call Mike Vasilakis for any questions regarding the insurance policies and renewals.

Mike Vassilakis, Account Manager
714-569-2736
4965 MacArthur Court, Suite 600
Newport Beach, CA 92660
michael.vassilakis@hubinternational.com

Thank you!

David Trevino, Senior Vice President
d. 714-569-3090 c. 949-701-7388
Hub International Insurance Services, Inc
4695 MacArthur Courts, Suite 600
david.trevino@hubinternational.com

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

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

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

Schedule

Blanket Waiver

Person/Organization:	Blanket Waiver - Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

Job Description	**Waiver Premium**
All AZ Operations	737.00

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: 03/02/2016 Policy No.: PAWC705905 Endorsement No.:

Insured: Premium $

Insurance Company: Berkshire Hathaway Homestate Ins Co

WC 00 03 13

Countersigned by _____

(Ed. 4-84)

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PACIAQU-01 ARODRIGUEZ6

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/7/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776
HUB International Insurance Services Inc.
4695 MacArthur Court, Suite 600
Newport Beach, CA 92660

CONTACT NAME: Michael Vassilakis
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS: michael.vassilakis@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Evanston Insurance Company	35378
INSURER B : Atlantic Specialty Ins. Co.	27154
INSURER C : Berkshire Hathaway Homestate Insurance Company	20044
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Pacific Advanced Civil Engineering Inc.
17520 Newhope Street Suite 120
Fountain Valley, CA 92708

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER: CAP:$10,000,000	X		MKLV5PBC000525	4/30/2019	4/30/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	X	X	7100322160007	4/30/2019	4/30/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $	X	X	MKLV5EUL101645	4/30/2019	4/30/2020	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	PAWC019790	3/2/2019	3/2/2020	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Professional Liability/Pollution Liability: Arch Specialty, Eff 4/30/19 - 4/30/20 - #CPP0055298-06 / $3,000,000 Each Claim/$100,000 Deductible / $6,000,000 Aggregate/$300,000 Deductible.

RE: 752 Rindge Lane. The City, its officers, elected and appointed officials, employees, and volunteers are additional insured with respect to general liability, auto liability and umbrella liability per CG2010 0704 and VCA201062018. Primary and noncontributory included per CG2001 0413. Waiver of suborgation included with respects to auto liability, umbrella liability and workers compensation per VCA201062018, WC990410C.

CERTIFICATE HOLDER

City of Redondo Beach
Public Works Department
Engineering Services Division
Redondo Beach, CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BROAD FORM AUTOMOBILE ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

This endorsement extends certain coverages. The following listing and the headers in this endorsement are only for convenience. Provisions in this endorsement might be modified by other endorsements. Read the entire policy carefully to determine rights, duties and what is and is not covered.

A. Drive Other Car Coverage – Executive Officers and Certain Individuals

B. Section II – Covered Autos Liability Coverage

1. Additional Insured – Written Contract, Agreement, Permit or Authorization
2. Broadened Named Insured
3. Employees as Insureds (Including Employee Hired Autos and Fellow Employee Coverage)
4. Newly Acquired or Formed Organizations
5. Supplementary Payments – Bail Bonds and Loss of Earnings

C. Section III – Physical Damage Coverage

1. Hired Auto Physical Damage Coverage
2. Towing – Any Covered Autos
3. Transportation Expenses Increased
4. Loss of Use Expenses Increased
5. Other Coverage Extensions
   - **a.** Airbag Discharge
   - **b.** Auto Theft Reward
   - **c.** Loan/Lease Gap Coverage
   - **d.** Rental Reimbursement
6. Diminution in Value
7. Communications Equipment
8. Deductible Waived For Glass Repair

D. Section IV – Business Auto Conditions

1. Duties in Event of Accident, Claim, Suit or Loss
2. Waiver of Subrogation When Required by Written Contract or Agreement

E. Section V – Definitions

1. Bodily Injury – Includes Mental Anguish
2. Executive Officer

A. Drive Other Car Coverage – Executive Officers and Certain Individuals

1. The following is added to **Section I – Covered Autos**:

Drive Other Car Coverage

a. For Covered Autos Liability Coverage and Physical Damage Coverage, “autos” in the care, custody or control of an “insured” described in Paragraph **2.** below, which you do not own, hire, lease or borrow, are covered “autos”. But this does not include any “auto”:

(1) Owned by any “insured” described in Paragraph **2.** below, or any member of their household, including any “auto” that is owned but not insured;

(2) Used by an “insured” described in Paragraph **2.** below while working in the business of selling, servicing, repairing or parking autos; or

(3) Insured or covered under another policy.

b. If Medical Payments, Uninsured/Underinsured Motorist, Personal Injury Protection or other compulsory coverages required by the governing jurisdiction are provided by this policy, then an “insured” described in Paragraph **2.** below, and their family members residing in the same household, are “insureds” while:

(1) Occupying as a passenger; or

(2) A pedestrian when struck by;

any “auto” you do not own, hire, lease or borrow, except an “auto” owned by an “insured” described in Paragraph **2.** below or members of their household, or an “auto” insured or covered under any other policy.

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2. With respect to Drive Other Car Coverage only, Paragraph **A.1. Who is an Insured** of **Section II – Liability Coverage** is amended to include as an "insured" the following:

   If you are designated in the Declarations as:

   a. An individual, you and your spouse.

   b. A partnership, your partners and their spouses.

   c. An organization other than an individual or a partnership, your "executive officers" and their spouses.

3. **Limit of Insurance and Deductible**

   The most we will pay for Drive Other Car Coverage is the single highest Limit of Insurance for the applicable coverage for an "auto" you own. The Deductible for Drive Other Car Coverage is the largest Deductible for the applicable coverage for an "auto" you own.

4. **Other Insurance**

   Regardless of the existence of other insurance or Paragraph **B.5. Other Insurance** of **Section IV – Business Auto Conditions**, Drive Other Car Coverage is primary.

B. Section II – Covered Autos Liability Coverage

1. **Additional Insured – Written Contract, Agreement, Permit or Authorization**

   Paragraph **A.1. Who is an Insured** of **Section II – Covered Autos Liability Coverage** is amended to include as an additional "insured" any person or organization with whom you have agreed in a written contract, agreement, permit or authorization to provide insurance such as is afforded under this Coverage Form but only with respect to liability for "bodily injury" or "property damage" caused in whole or in part by your maintenance, operation or use of a covered "auto". But this insurance does not apply:

   a. Unless the written contract or agreement has been executed or the permit or authorization has been issued prior to the "accident" that caused the "bodily injury" or "property damage";

   b. To any person or organization included as an "insured" under any other provisions of this policy, including this or any other endorsement;

   c. To the independent acts or omissions of such person or organization; or

   d. To any lessor of "autos" when their contract or agreement with you for such leased "auto" ends or the lessor or its agent takes possession of the "auto".

2. **Broadened Named Insured**

   Paragraph **A.1. Who is an Insured** of **Section II – Covered Autos Liability Coverage** is amended to include as a Named Insured any legally incorporated entity in which you maintain ownership of more than 50 percent of the voting stock on or after the effective date of this endorsement, but only if there is no other similar insurance available to that organization. This insurance does not apply to any organization that is an insured under another policy or would be an insured under such policy but for its termination or the exhaustion of its limits of insurance.

3. **Employees as Insureds (Including Employee Hired Autos and Fellow Employee Coverage)**

   a. Paragraph **A.1. Who is an Insured** of **Section II – Covered Autos Liability Coverage** is amended to include as an "insured" your "employee" while:

   (1) Using a covered "auto" you do not own, hire or borrow in your business or your personal affairs.

   (2) Operating an "auto" hired or rented under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

   b. Exclusion **B.5. Fellow Employee** of **Section II – Covered Autos Liability** is deleted.

   c. The following is added to **B.5.b** of **Section IV – Business Auto Conditions**:

   Any covered "auto" hired or rented without a driver by your "employee" under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business is also deemed to be a covered "auto" you own.

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4. **Newly Acquired or Formed Organizations**

   Paragraph **A.1. Who is an Insured** of **Section II – Covered Autos Liability Coverage** is amended to include as an "insured" any organization you newly acquire or form, other than a partnership or joint venture, and over which you maintain ownership or majority interest, if there is no other similar insurance available to that organization. But:

   (1) Coverage under this provision is afforded only until the end of the policy period; and

   (2) Coverage does not apply to "bodily injury" or "property damage" caused by an "accident" that occurred before you acquired or formed the organization.

5. **Supplementary Payments – Bail Bonds and Loss of Earnings**

   In Paragraph **A.2.a. Supplementary Payments** of **Section II – Covered Autos Liability**, the following replaces Paragraphs **(2)** and **(4)**:

   (2) Up to $3,500 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

   (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

C. Section III – Physical Damage Coverage

1. **Hired Auto Physical Damage Coverage**

   a. If hired "autos" are covered "autos" under **Section II – Covered Autos Liability Coverage** and this policy provides Comprehensive, Specified Causes of Loss Coverage or Collison Coverage for any "auto" you own, a hired "auto" will be deemed a covered "auto" for Physical Damage Coverage subject to the provisions in Paragraph **b.** below.

   b. For Hired Physical Damage Coverage provided by paragraph **a.** above:

   (1) The most we will pay for "loss" to any hired "auto" is the lesser of:

   (a) $75,000 for "autos" of the private passenger type and $50,000 for all other "autos";

   (b) The actual cash value of the damaged or stolen property as of the time of the "loss"; or

   (c) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

   (2) The Deductible is the largest Deductible for the applicable coverage for an "auto" you own.

   (3) This insurance is excess over any other valid and collectible insurance, whether such insurance is primary, excess, contingent or on any other basis.

2. **Towing – Any Covered Autos**

   The following replaces Paragraph **A.2. Towing** of **Section III – Physical Damage Coverage**:

   We will pay up to $100 for towing and, if labor is performed at the place of disablement, labor costs incurred each time a covered "auto" is disabled if a premium charge for towing and labor is shown in the Schedule or the Declarations.

3. **Transportation Expenses Increased**

   In Paragraph **A.4.a. Transportation Expenses** of **Section III – Physical Damage Coverage**, the amounts we will pay amounts we will pay for temporary transportation expenses incurred by you because of the total theft of a covered "auto" of the private passenger type are increased to $75 per day, to a maximum of $2,250.

4. **Loss of Use Expenses Increased**

   The following replaces the last paragraph in Paragraph **A.4.b. Loss Of Use Expenses** of **Section III – Physical Damage Coverage**:

   However, the most we will pay for any expenses for loss of use is $1,000.

5. **Other Coverage Extensions**

   If you have Physical Damage Coverage, the following are added to Paragraph **A.4. Coverage Extensions** of **Section III – Physical Damage Coverage**:

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a. Airbag Discharge

We will pay to reset or replace a covered "auto's" airbag that accidentally discharges without the "auto" being involved in an "accident" if the airbag is not covered under a manufacturer's warranty and you did not intentionally cause the discharge. No Deductible applies to this Coverage Extension.

b. Auto Theft Reward

If you have Comprehensive or Specified Cause of Loss Coverage, we will pay a reward up to $2,000 for information leading to the arrest and conviction of anyone stealing a covered "auto". But we will not pay a reward to you, any family members or "employees" or any public officials while performing their duties.

c. Loan/Lease Gap Coverage

If a covered "auto" is subject to a long-term loan or lease that requires, in writing, that the lender or lessor be an additional "insured", and you are legally obligated for the remaining balance on the loan or lease, we will pay the difference between the actual cash value of the "auto" at the time of "loss" and the remaining balance on your loan or lease. But we will not pay for:

(1) Any amount paid under the policy's Physical Damage Coverage; or

(2) Any amounts for abnormal or excess wear and tear, additional or high mileage charges, carry-over balances from previous loans or leases, extended warranties or insurance purchased with the loan or lease, lease termination fees, taxes, overdue payments, unreturned security deposits or any penalties, interest or charges resulting from overdue payments.

d. Rental Reimbursement

We will pay for expenses to rent an "auto" of the private passenger type because of "loss" to a covered "auto" of the private passenger type. But:

(1) We will only pay expenses incurred during the policy period at the time of the "loss" and ending, regardless of the policy period, six days after the "loss".

(2) The most we will pay is the lesser of:

(a) Reasonable and necessary expenses actually incurred; or

(b) $50 per day.

(3) This coverage does not apply if a spare or reserve "auto" is available to you.

(4) If "loss" is because of the total theft of a covered "auto", we will pay only those amounts that are not already covered under Transportation Expenses.

No Deductible applies to this Coverage Extension.

6. Diminution in Value

The following is added to Exclusion **B.6.** of **Section III – Physical Damage Coverage**:

This exclusion does not apply to "diminution in value" of a covered "auto" of the private passenger type used in the conduct of the "insured's" business that is leased, rented, hired or borrowed without a driver for a period of 30 days or less. But the most we will pay for such "diminution in value" is the lesser of:

a. 20 percent of the actual cash value of the "auto" as of the time of the "loss"; or

b. $7,500.

7. Communications Equipment

The following is added to Paragraph **B. Exclusions** of **Section III – Physical Damage Coverage**:

Exclusions **4.c.** and **4.d.** do not apply to communications equipment, including its antenna and other accessories, that is permanently installed in, and not removable from, a covered "auto" and designed for use as a:

a. Citizen's band radio;

b. Two-way mobile radio or telephone;

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c. Scanning monitor receiver; or

d. GPS navigation system.

No Deductible applies to "loss" to such communications equipment. But the most we will pay for all such communications equipment is $5,000 for any one "loss".

8. Deductible Waived For Glass Repair

The following is added to Paragraph **D. Deductible** of **Section III – Physical Damage Coverage**:

No Deductible applies if glass that is damaged is repaired rather than replaced.

D. Section IV – Business Auto Conditions

1. Duties in the Event of Accident, Claim, Suit or Loss

The following is added to Paragraph **A.2. Duties in the Event of Accident, Claim, Suit or Loss** of **Section IV – Business Auto Conditions**:

The requirements that you must notify us of an "accident", claim, "suit" or "loss", or send us documents concerning a claim or "suit", apply only if the "accident", claim, "suit" or "loss" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) An "executive officer" or insurance or risk manager, if you are a corporation; or

(4) A manager, if you are a limited liability company.

The requirement that you must notify us as soon as practicable of an "accident", claim, "suit" or "loss" does not apply if you report the "accident", claim, "suit" or "loss" to your workers' compensation insurer and the "accident", claim, "suit" or "loss" later develops into a liability claim for which coverage is provided by this policy. But as soon as you become aware that an "accident", claim, "suit" or "loss" is a liability claim rather than a workers' compensation claim, you must comply with all parts of Paragraph **A.2. Duties in the Event of Accident, Claim, Suit or Loss** of **Section IV – Business Auto Conditions**.

2. Waiver of Subrogation When Required by Written Contract or Agreement

The following is added to Paragraph **A.5. Transfer of Rights of Recovery Against Others to Us** of **Section IV – Business Auto Conditions**:

We will waive any right of recovery against any person or organization because of payments we make for "bodily injury" or "property damage" arising out of the ownership, maintenance or use of a covered "auto" when you have assumed liability for such "bodily injury" or "property damage" under an "insured contract", but only if the "insured contract" is executed before the "accident" or "loss" occurs.

E. Section V – Definitions

1. Bodily Injury – Includes Mental Anguish

The following is added to Paragraph **C**. of **Section V – Definitions**:

"Bodily injury" includes mental anguish resulting from bodily injury, sickness, or disease sustained by a person at any time.

2. Executive Officer

The following is added to **Section V – Definitions**:

"Executive officer" means a person holding any of the officer positions created by your charter, constitution, bylaws or any other similar governing document.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

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

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

Primary And Noncontributory Insurance

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

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

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

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
As required by written contract executed by both parties prior to loss	**All locations**

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT-CALIFORNIA BLANKET BASIS

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

The additional premium for this endorsement shall be calculated by applying a factor of 2% to the total manual premium, with a minimum initial charge of $350, then applying all other pricing factors for the policy to this calculated charge to derive the final cost of this endorsement.

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

Schedule

Blanket Waiver

Person/Organization	Blanket Waiver – Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

Job Description	**Waiver Premium (prior to adjustments)**
All CA Operations	3624.00

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: 03/02/2019 Policy No.: PAWC019790 Endorsement No.:

Insured: Premium $

Insurance Company: Berkshire Hathaway Homestate Ins Co

Countersigned by _____

PACIAQU-01 AROD RIGUEZ6

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776
HUB International Insurance Services Inc.
4695 MacArthur Court
Suite 600
Newport Beach, CA 92660

CONTACT NAME: Henry Zamora
PHONE (A/C, No, Ext): (714) 569-2718 2718 FAX (A/C, No): (714) 242-9723
E-MAIL ADDRESS: henry.zamora@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Indian Harbor Insurance Company	36940
INSURER B : Infinity Select Insurance Company	20260
INSURER C : Berkshire Hathaway Homestate Insurance Company	20044
INSURER D : Axis Surplus Insurance Company	26620
INSURER E :	
INSURER F :	

INSURED
Pacific Advanced Civil Engineering, Inc. (PACE)
17520 Newhope Street Suite 120
Fountain Valley, CA 92708

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X	X	ESG0068720	4/30/2025	4/30/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	X Retention: NIL						MED EXP (Any one person)	$
	X Contractual Liab Inc						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER: CAP:$10,000,000 per project						EBL AGGREGATE	$ 1,000,000
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO	X	X	50010346001	10/31/2025	10/31/2026	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE	X	X	SXS0068721	4/30/2025	4/30/2026	AGGREGATE	$ 5,000,000
	X DED RETENTION $ 0							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N (Mandatory in NH)	N / A		PAWC745762	3/2/2026	3/2/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Prof Liab			CM006985012025	4/30/2025	4/30/2026	Each Claim	1,000,000
D	Retention: $25,000			CM006985012025	4/30/2025	4/30/2026	Shared Aggregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Portofino Way and Yacht Club Way. Sanitary Sewer Pump Stations Projects, Job Nos. 50210 & 50260.

The City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers are Additional Insured as respects to General Liability and Auto Liability as required by written contract. 30 Day Notice of Cancellation will be provided as per policy provisions. General Liability, Auto Liability and Workers' Compensation Waiver of Subrogation included as required by written contract. General Liability is Primary and Non-Contributory as respects The City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers is agreed in writing. Umbrella Liability is Following Form over the General Liability, Auto Liability and Employer's Liability.

CERTIFICATE HOLDER

City of Redondo Beach
Attention: City Engineer
415 Diamond Street, Engineering Division
Redondo Beach, CA 90277

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:
State Or Governmental Agency Or Subdivision Or Political Subdivision: Any State Or Governmental Agency Or Subdivision Or Political Subdivision for whom during the policy period you and such State Or Governmental Agency Or Subdivision Or Political Subdivision have agreed in writing in a contract or agreement that such State Or Governmental Agency Or Subdivision Or Political Subdivision be added as an additional insured on your policy.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **Section II – Who Is An Insured** is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

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

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

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

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

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ENDORSEMENT #

This endorsement, effective 4/30/25 12:01 a.m., forms a part of

Policy No. ESG0068720 issued to Pacific Aquascape International, Inc.; Pacific Advance Civil Engineering, Inc.

by Indian Harbor Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NON-CONTRIBUTORY WORDING (AS REQUIRED BY WRITTEN CONTRACT)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following additional provisions apply to any person or entity added as an additional insured by endorsement to this policy:

1. Solely to the extent required by a written contract which the Named Insured enters into prior to an "occurrence" or offense for which the additional insured is provided coverage under this policy:

a. This policy shall apply as primary insurance in relation to any other policy issued to that additional insured.

b. Any insurance or self insurance maintained by the additional insured shall be excess of the insurance afforded to the additional insured by this policy and shall not contribute to it.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

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

SCHEDULE

Name of Person or Organization:
As Required By Written Contract.
Information required to complete the Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of Section IV –CONDITIONS:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or “your work” done under a contract with that person or organization and included in the “products-completed operations hazard”. This waiver applies only to the person or organization shown in the Schedule above.

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KEMPER Auto
COMMERCIAL

Kemper Auto Commercial
11700 Great Oaks Way, Suite 450
Alpharetta, GA 30022
Underwritten by: Infinity Select Insurance Company

Customer Service: (800) 722-3391
Claims Service: (800) 334-1661

ADDITIONAL NAMED INSURED ENDORSEMENT

Copy To	Policy ID Number	Expiration Date
	50010346001	10/31/2026 12:01 a.m.

City of Redondo Beach
Attention: City Engineer
415 Diamond Street, Engineering Division
Redondo Beach, CA 90277

Named Insured
Pacific Aquascape, Inc.

This endorsement is attached to and forms a part of the listed policy. No changes will be effective prior to the time changes are requested.

Additional Insured
The City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers

Part A - Liability Coverage, is changed as follows:

The definition of insured is changed to include the additional insured named above. Adding an **insured** will not increase the limit of our liability. The insurance provided by this endorsement will be excess over any other valid and collectible insurance.

All other parts of this Policy remain unchanged.

KEMPER Auto
COMMERCIAL

Kemper Auto Commercial
11700 Great Oaks Way, Suite 450
Alpharetta, GA 30022
Underwritten by: Infinity Select Insurance Company

Customer Service: (800) 722-3391
Claims Service: (800) 334-1661

PRIMARY AND NONCONTRIBUTORY ENDORSEMENT

Copy To	Policy ID Number	Expiration Date
City of Redondo Beach Attention: City Engineer 415 Diamond Street, Engineering Division Redondo Beach, CA 90277	**50010346001**	10/31/2026 12:01 a.m.
	Named Insured	
	Pacific Aquascape, Inc.	
	This endorsement is attached to and forms a part of the listed policy. The following endorsement applies only if Form Number 500PNCV01 appears on your Declarations Page.	

This endorsement modifies the insurance provided under your COMMERCIAL AUTO POLICY.

PART A – LIABILITY COVERAGE OTHER INSURANCE – PART A ONLY

The following is added to this section:

The coverage afforded under **your** Commercial Auto Policy is primary to and will not seek contribution from any other insurance available to an additional insured under **your** policy provided that:

a. **You** have agreed in writing in a contract or agreement that the coverage afforded under **your** Commercial Auto Policy would be primary and would not seek contribution from any other insurance available to such additional insured; and
b. Such additional insured is a named insured under such other insurance.

ALL OTHER TERMS, LIMITS, CONDITIONS, AND PROVISIONS OF THE POLICY REMAIN UNCHANGED.

KEMPER Auto
COMMERCIAL

Kemper Auto Commercial
11700 Great Oaks Way, Suite 450
Alpharetta, GA 30022
Underwritten by: Infinity Select Insurance Company

Customer Service: (800) 722-3391
Claims Service: (800) 334-1661

WAIVER OF SUBROGATION

Copy To	Policy ID Number	Expiration Date
City of Redondo Beach Attention: City Engineer 415 Diamond Street, Engineering Division Redondo Beach, CA 90277	**50010346001**	10/31/2026 12:01 a.m.
	Named Insured	
	Pacific Aquascape, Inc.	
	This endorsement is attached to and forms a part of the listed policy. No changes will be effective prior to the time changes are requested.	

In return for **your** premium payment shown below, **we** agree that **our** rights of subrogation or rights of recovery under the policy will not apply against the following person or organization:

The City of Redondo Beach, its officers, elected and appointed officials, employees, and volunteers

(name of person or organization)

Additional premium in the amount of $25.00 will be retained by **us** regardless of any early termination of this endorsement or the policy.

All other policy provisions remain unchanged.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT-CALIFORNIA BLANKET BASIS

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

The additional premium for this endorsement shall be calculated by applying a factor of 2% to the total manual premium, with a minimum initial charge of $350, then applying all other pricing factors for the policy to this calculated charge to derive the final cost of this endorsement.

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

Schedule

Blanket Waiver

Person/Organization	Blanket Waiver – Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.
Job Description	**Waiver Premium (prior to adjustments)**
All CA Operations	As Per Written Contract

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: 03/02/2026 Policy No.: PAWC745762 Endorsement No.:

Insured:Pacific Advanced Civil Engineering, Inc. Premium $

Insurance Company: Berkshire Hathaway Homestate Insurance Company

Countersigned by _____

COMMON POLICY CONDITIONS

All Coverage Parts included in this policy are subject to the following conditions.

A. Cancellation

1. The first Named Insured shown in the Declarations may cancel this policy by mailing or delivering to us advance written notice of cancellation.

2. We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least:

a. 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or

b. 30 days before the effective date of cancellation if we cancel for any other reason.

3. We will mail or deliver our notice to the first Named Insured's last mailing address known to us.

4. Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.

5. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured cancels, the refund may be less than pro rata. The cancellation will be effective even if we have not made or offered a refund.

6. If notice is mailed, proof of mailing will be sufficient proof of notice.

B. Changes

This policy contains all the agreements between you and us concerning the insurance afforded. The first Named Insured shown in the Declarations is authorized to make changes in the terms of this policy with our consent. This policy's terms can be amended or waived only by endorsement issued by us and made a part of this policy.

C. Examination Of Your Books And Records

We may examine and audit your books and records as they relate to this policy at any time during the policy period and up to three years afterward.

D. Inspections And Surveys

1. We have the right to:

a. Make inspections and surveys at any time;

b. Give you reports on the conditions we find; and

c. Recommend changes.

2. We are not obligated to make any inspections, surveys, reports or recommendations and any such actions we do undertake relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:

a. Are safe or healthful; or

b. Comply with laws, regulations, codes or standards.

3. Paragraphs **1.** and **2.** of this condition apply not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations.

4. Paragraph **2.** of this condition does not apply to any inspections, surveys, reports or recommendations we may make relative to certification, under state or municipal statutes, ordinances or regulations, of boilers, pressure vessels or elevators.

E. Premiums

The first Named Insured shown in the Declarations:

1. Is responsible for the payment of all premiums; and

2. Will be the payee for any return premiums we pay.

F. Transfer Of Your Rights And Duties Under This Policy

Your rights and duties under this policy may not be transferred without our written consent except in the case of death of an individual named insured.

If you die, your rights and duties will be transferred to your legal representative but only while acting within the scope of duties as your legal representative. Until your legal representative is appointed, anyone having proper temporary custody of your property will have your rights and duties but only with respect to that property.

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CALIFORNIA CANCELLATION ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because California is shown in Item 3.A. of the Information Page.

The cancellation condition in Part Six (Conditions) of the policy is replaced by these conditions:

Cancellation:

1. You may cancel this policy. You must mail or deliver advance written notice to us stating when the cancellation is to take effect.
2. We may cancel this policy for one or more of the following reasons:
   a. Non-payment of premium;
   b. Failure to report payroll;
   c. Non-payment of deductible billing;
   d. Failure to permit us to audit payroll as required by the terms of this policy or of a previous policy issued by us;
   e. Failure to pay any additional premium resulting from an audit of payroll required by the terms of this policy or any previous policy issued by us;
   f. Material misrepresentation made by you or your agent;
   g. Failure to cooperate with us in the investigation of a claim;
   h. Material failure to comply with Federal or State safety orders;
   i. Material failure to comply with written recommendations of our designated loss control representatives;
   j. The occurrence of a material change in the ownership of your business;
   k. The occurrence of any change in your business or operations that materially increases the hazard for frequency or severity of loss;
   l. The occurrence of any change in your business or operation that requires additional or different classification for premium calculation;
   m. The occurrence of any change in your business or operation which contemplates an activity excluded by our reinsurance treaties.

3. If we cancel your policy for any of the reasons listed in (a) through (g), we will give you 10 days advance written notice, stating when the cancellation is to take effect. Mailing that notice to you at your mailing address shown in Item 1 of the Information Page will be sufficient to provide notice. If we cancel your policy for any of the reasons listed in Items (h) through (m), we will give you 30 days advance written notice; however, we agree that in the event of cancellation and reissuance of a policy effective upon a material change in ownership or operations, notice will not be provided.

4. If we mail the notice to you, the stated periods of notice and your right to remedy the condition will be extended by 5 days if the place of mailing and your mailing address is within California, 10 days if the place of mailing or your mailing address is outside of California and 20 days if the place of mailing or your mailing address is outside of the United States.

5. The policy period will end on the day and hour stated in the cancellation notice.

6. A short rate penalty applies if you cancel this policy or if we cancel due to non-payment of premium, failure to report payroll, or non-payment of deductible billing. First, the standard premium, defined as the base premium (computed in accordance with Part 1, Section 2, Subsection 2 of the WCIRB's California Basic Underwriting Manual) adjusted for the experience modification factor and all other pricing factors except for premium discount and expense constant, will be multiplied by the quotient of the number of days for which the policy was written divided by the number of days the policy remained in force to produce the full standard premium. Second, the extended number of days will be determined by dividing the number of days the policy was in force by the number of days for which the policy was written and multiplying the quotient by 365 days. When the policy is written for a one-year period, the extended number of days will equal the number of days the policy remained in force. Third, the short rate percentage corresponding to the extended number of days will be obtained from the short rate cancellation table. Fourth, the short rate premium will be equal to the product of the full standard premium times the short rate percentage. The short rate table below will be used in computing the short rate premium. In no event will the final earned premium be less than the policy minimum premium.

Administrative Report

H.8., **File #** 26-0369 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: KATHERINE BUCK, ACTING WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

TITLE

APPROVE A CONSULTING SERVICES AGREEMENT WITH DUDEK FOR LOCAL COASTAL PROGRAM AMENDMENT ASSISTANCE IN AN AMOUNT NOT TO EXCEED $500,000, PAID BY CALIFORNIA COASTAL COMMISSION GRANT FUNDS, FOR THE TERM MAY 5, 2026 THROUGH JUNE 30, 2028

EXECUTIVE SUMMARY

In 2023, the State enacted Senate Bill (SB) 272 requiring local jurisdictions to conduct sea level rise assessments for all properties with a Coastal Zoning designation. Pursuant to SB 272, the City must complete the assessment and obtain California Coastal Commission (CCC) approval of an amended Local Coastal Program (LCP) reflecting the results of the assessment by January 1, 2034. In 2025, staff submitted a proposal to the CCC's LCP Local Assistance Grant program and was awarded $500,000 to conduct technical studies and prepare the Local Coastal Program amendment. In early 2026, staff conducted a request for proposal (RFP) process and selected Dudek as the preferred consultant to amend the City's Local Coastal Program and prepare the documents necessary for local adoption and submittal to the CCC. Staff recommends that City Council approve the proposed Agreement with Dudek for consultant services to prepare the Local Coastal Program Amendment.

BACKGROUND

In 1980, the City adopted its Local Coastal Program to guide development within the Coastal Zone, including King Harbor and the coastal areas south of the Pier. In July 2019, the City completed a Sea Level Rise Vulnerability Assessment for King Harbor in response to Assembly Bill (AB) 691. In 2023, the State enacted SB 272, which requires local jurisdictions to prepare a more comprehensive sea level rise assessment for all properties with a coastal zoning designation and obtain California Coastal Commission approval of an amended Local Coastal Program by January 1, 2034.

On February 18, 2025, the City Council adopted Resolution No. CC-2502-005 authorizing staff to apply for California Coastal Commission Local Coastal Program Local Assistance Grant funding. The City applied for, and was subsequently awarded, a $500,000 grant from the California Coastal Commission to support the technical studies and LCP updates necessary to bring the City into compliance with Senate Bill 272. On October 7, 2025, the City Council approved the Grant Agreement.

Consistent with the grant-funded work plan presented to City Council last year, staff prepared and released Request for Proposals No. 2526-004 to identify a qualified consultant to complete the Local Coastal Program Amendment. The City received three proposal submissions, with the proposal from

Dudek scoring the highest. Dudek has past experience preparing similar sea level rise and LCP amendments with other cities including Dana Point, San Clemente, Pismo Beach, and Oxnard. In its proposal, Dudek proposes to incorporate all amendments to date into a modernized LCP that is easier to use for long-term planning and coastal development permit review based on their past experience working with CCC.

Dudek would serve as the prime consultant, with Moffatt & Nichol providing coastal engineering services and SWA providing public outreach support. According to the proposal, their team structure has demonstrated experience delivering all of the tasks in the scope of work including conducting sea level rise vulnerability assessments, facilitating public engagement, reorganizing LCP's to improve readability and usability for staff, CCC representatives, and prospective developers, and delivering approved LCPs for cities.

Key Anticipated Work Milestones and Deliverables:

- Spring 2026: Project kickoff
- Spring 2026: Existing document review memoranda
- 2026 - Draft Sea Level Rise Vulnerability Assessment
- Late 2026 - 2027: Administrative Draft Local Coastal Program Amendment
- 2027: Commission meetings, City Council hearings
- On or before December 2027: CCC Final Local Coastal Program Amendment submittal
- Throughout term: Public Outreach and stakeholder engagement
- On or before June 2028: Project close-out

Staff recommends Approval of the proposed Agreement with Dudek to amend the City's LCP utilizing grant funding from the CCC.

COORDINATION

This item was coordinated with the Waterfront and Economic Development Department. The City Attorney's Office approved the Agreement as to form.

FISCAL IMPACT

There are sufficient funds from the $500,000 California Coastal Commission Local Coastal Program Local Assistance Grant to support the contract.

ATTACHMENTS

- Agmt - Dudek
- Insurance - Dudek

AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND DUDEK

THIS AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and DUDEK, a California corporation ("Consultant" or “Contractor”).

WHEREAS, the City seeks professional planning, coastal policy, coastal engineering coordination, document reorganization, and public outreach services to prepare a Local Coastal Program (LCP) Amendment that modernizes the City’s existing Local Coastal Program, updates it to comply with statewide requirements, and supports implementation of coastal resilience projects; and

WHEREAS, on October 7, 2025 the California Coastal Commission entered an agreement with the City for grant agreement LCP-25-02 to update the City’s LCP and bring it into compliance with SB 272; and

WHEREAS, Consultant submitted a proposal dated February 19, 2026 for RFP No. 2526-004 - Local Coastal Program Amendment, under which Consultant will serve as prime consultant and will be supported by subconsultants Moffatt & Nichol and SWA to provide the scope of services described in “Exhibit A”; and

WHEREAS, the City and Consultant desire to enter into this Agreement on the terms and conditions set forth herein.

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

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

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

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

4. Insurance. Consultant shall adhere to the insurance requirements outlined in Exhibit “D”, unless otherwise waived by the City’s Risk Manager.

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

GENERAL PROVISIONS

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

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

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

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

5. Services. The project or services set forth in Exhibit "A" shall be performed to the full satisfaction and approval of the City. In the event that the project or services set forth in Exhibit "A" are itemized by price in Exhibit "C", the City in its

sole discretion may, upon notice to Consultant, delete certain items or services set forth in Exhibit "A", in which case there shall be a corresponding reduction in the amount of compensation paid to Consultant. City shall furnish Consultant to the extent available, with any City standards, details, specifications and regulations applicable to the Project and necessary for the performance of Consultant's services hereunder. Notwithstanding the foregoing, any and all additional data necessary for design shall be the responsibility of Consultant.

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

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

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

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

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

normal services, the parties shall proceed in accordance with the changes and extra work provisions of this Agreement.

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

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

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

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

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

14. Indemnity. To the maximum extent permitted by law, Consultant hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City, its elected and appointed officials, officers, employees, volunteers, attorneys, and agents (collectively "Indemnitees") from and against any and all claims, including, without limitation, claims for bodily injury, death or damage to property, demands, charges, obligations, damages, causes of action, proceedings, suits, losses, stop payment notices, judgments, fines, liens, penalties, liabilities, costs and expenses of every kind and nature whatsoever, in any manner arising out of, incident to, related to, in connection with or arising from any act, failure to act, error or omission of Consultant's performance or work hereunder (including any of its officers, agents, employees, Subcontractors) or its failure to comply with any of its obligations contained in the Agreement, or its failure to comply with any current or prospective law, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

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

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

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

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Consultant shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, and employment laws.

a. Acknowledgement. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 11/2 times the basic rate of pay. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Labor Code Sections 1810, 1813 and 1815, and Consultant shall include in the written contract between it and each subcontractor copies of Labor Code Sections 1810, 1813 and 1815 and a requirement that each subcontractor shall comply with these aforementioned sections. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor comply with Labor Code Sections 1810, 1813 and 1815, Consultant shall diligently take corrective action to halt or rectify the failure.

b. Labor Law Requirements. In the event this project, or any portion thereof is deemed a "public work", Consultant shall comply with the Agreement to Comply with California Labor Law Requirements set forth in Exhibit "E", which is attached hereto and incorporated by reference. State prevailing wage determinations are available on the California Department of Industrial Relations ("DIR") website located at https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html.

18. Non-Discrimination. Consultant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and codes prohibiting discrimination, including but not limited to the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and the California Fair Employment and Housing Act. Consultant shall not discriminate against any employee or applicant for employment on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, military and veteran status, or any other legally protected characteristic. Consultant shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. Consultant shall include a similar non-discrimination provision in all subcontracts related to the performance of this Agreement.

19. Limitations upon Subcontracting and Assignment. Consultant acknowledges that the services which Consultant shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Consultant shall not assign or sublet to any other party without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion. In the event that the City, in writing, approves any assignment or subletting of this Agreement or the retention of subcontractors by Consultant, Consultant shall provide to the City upon request copies of each and every subcontract prior to the execution thereof by Consultant and subcontractor. Any attempt by Consultant to assign any or all of its rights under this Agreement without first obtaining the City's prior written consent shall constitute a material default under this Agreement.

    The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Consultant or twenty-five percent (25%) or more the voting control of Consultant (whether Consultant is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Consultant or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buyout or otherwise), whether or not a formal assignment or hypothecation of this Agreement or Consultant's assets occurs, which reduces Consultant's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

20. Subcontractors. Consultant shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Consultant shall not engage the services of any person or persons now employed by the City without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion.

21. Integration. This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any previous oral or written agreement; provided, however, that correspondence or documents exchanged between Consultant and City may be used to assist in the interpretation of the exhibits to this Agreement.

22. Amendment. This Agreement may be amended or modified only by a subsequent written amendment executed by both parties.

23. Conflicting Provisions. In the event of a conflict between the terms and conditions of this Agreement and those of any exhibit or attachment hereto, this Agreement proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by the City shall prevail over those prepared by Consultant.

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

25. Exhibits. All exhibits hereto are made a part hereof and incorporated herein by reference; provided, however, that any language in Exhibit "A" which does not pertain to the project description, proposal, or scope of services (as applicable) to be provided by Consultant, or any corresponding responsibilities of City, shall be deemed extraneous to, and not a part of, this Agreement.

26. Time of Essence. Time is of the essence of this Agreement.

27. Confidentiality. To the extent permissible under law, Consultant shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder.

28. Third Parties. Nothing herein shall be interpreted as creating any rights or benefits in any third parties. For purposes hereof, transferees or assignees as permitted under this Agreement shall not be considered "third parties."

29. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Venue for any litigation or other action arising hereunder shall reside exclusively in the Superior Court of the County of Los Angeles, Southwest Judicial District.

30. Attorneys' Fees. In the event either party to this Agreement brings any action to enforce or interpret this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees (including expert witness fees) and costs. This provision shall survive the termination of this Agreement.

31. Claims. Any claim by Consultant against City hereunder shall be subject to Government Code §§ 810 *et seq*. The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

32. Interpretation. Consultant acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

33. Warranty. In the event that any product shall be provided to the City as part of this Agreement, Consultant warrants as follows: Consultant possesses good title to the product and the right to transfer the product to City; the product shall be delivered to the City free from any security interest or other lien; the product meets all specifications contained herein; the product shall be free from material defects in materials and workmanship under normal use for a period of one (1) year from the date of delivery; and the product shall be fit for its intended purpose(s). Notwithstanding the foregoing, consumable and maintenance items (such as light bulbs and batteries) shall be warranted for a period of thirty (30) days from the date of delivery. All repairs during the warranty period shall be promptly performed by Consultant, at Consultant's expense, including shipping. Consultant shall not be liable under this warranty for an amount greater than the amount set forth in Exhibit "C" hereto.

34. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

35. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Consultant warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Consultant, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Consultant.

36. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 5th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

DUDEK,
a California corporation

By: _____
Name: Joseph Monaco
Title: President and CEO

APPROVED:

_____
Diane Strickfaden, Risk Manager

EXHIBIT "A"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

CONSULTANT'S DUTIES

Consultant shall perform the following duties.

1. Purpose of Agreement

The purpose of this Agreement is to retain Dudek ("Consultant") to prepare a Local Coastal Program Amendment for the City of Redondo Beach ("City"). The work shall reorganize and modernize the City's existing Local Coastal Program, incorporate and organize all certified amendments to date into a more usable format, update the program to reflect current sea level rise standards and California Coastal Commission guidance, and support local review and submittal of the amendment package.

2. Consultant Services

Consultant shall provide all labor, supervision, project management, professional planning, coastal policy analysis, technical editing, document production, accessibility formatting, public outreach support, subconsultant coordination, and incidental services necessary to complete the project in substantial conformance with Consultant's proposal dated February 19, 2026, except to the extent expressly modified by this Agreement. Consultant shall serve as prime consultant and shall coordinate the work of all subconsultants.

Task 1. Project Kickoff and Ongoing Project Management

Consultant shall conduct one in-person kickoff meeting and regular monthly project update meetings for the duration of the Agreement. Consultant shall prepare agendas, materials, meeting notes, action items, invoices, and progress reports, and shall coordinate regular meetings with California Coastal Commission staff as appropriate to maintain project momentum and support grant compliance.

Task 2. Review Existing Documentation

Consultant shall review the City's existing Local Coastal Program, including the Land Use Plan, Implementation Plan, maps, amendments, prior staff reports, correspondence, and related supporting materials. Consultant, with support from Moffatt & Nichol, shall also review the City's prior sea level rise vulnerability work and current state guidance and shall prepare memoranda identifying content gaps, recommended updates, and a framework for phased implementation where appropriate.

Task 3. Data Collection, Analysis, and Policy Development

Under Consultant's direction, Moffatt & Nichol shall update the sea level rise vulnerability assessment for the City's coastal zone using the best available science and current state guidance. This work shall include data inventory, GIS-based hazard and asset mapping, vulnerability analysis, draft and final sea level rise vulnerability

assessment documents, and related technical coordination needed to support policy development.

Task 4. Draft Local Coastal Program, Public Outreach, and Stakeholder Engagement
Consultant shall prepare an Administrative Draft Local Coastal Program Amendment that reorganizes and reformats the City's existing Local Coastal Program into a logical, accessible, and web-optimized document set. Consultant shall draft updated Land Use Plan and Implementation Plan language, prepare public outreach materials, facilitate up to three (3) stakeholder and public engagement meetings, coordinate with City staff and California Coastal Commission staff, and revise the amendment package through the City's review process.

Task 5. Local Adoption and Local Coastal Program Submittal
Consultant shall finalize the Local Coastal Program Amendment following City, public, and California Coastal Commission review; prepare hearing materials for one Planning Commission hearing and one City Council hearing; attend those hearings; and assemble the final submittal package for transmittal to the California Coastal Commission.

3. Deliverables and Reporting

● Kickoff meeting materials and regular meeting agendas
● Timely invoices and progress reports
● Memo identifying content gaps and recommended updates to the existing Local Coastal Program and prior sea level rise vulnerability work
● First draft, second draft, and final sea level rise vulnerability assessment documents
● Administrative draft and public review draft Local Coastal Program Amendment materials
● Public outreach materials, stakeholder meeting materials, and hearing support materials
● Final Local Coastal Program Amendment package for local action and California Coastal Commission submittal

4. City Responsibilities

City will designate a project manager to administer this Agreement, coordinate City review, and provide comments for each formal review cycle. City will make available existing records, plans, prior studies, maps, and other information reasonably necessary for performance of the work.

5. Standards of Performance

Consultant shall perform the services using personnel experienced in local coastal program planning, coastal hazards and sea level rise policy, public outreach, and document accessibility. Consultant shall prepare deliverables that are organized, readable, and suitable for City review and public use. City will review deliverables for conformance with project objectives, grant requirements, and local policy direction.

Anticipated performance schedule and milestone benchmarks:

Milestone	Target Timing	Description
Project kickoff	Spring 2026	Kickoff meeting, confirmation of data nee
Existing document review memoranda	Spring 2026	Completion of baseline review of the existing Local Coastal Program and prior sea level rise vulnerability work
Draft sea level rise vulnerability assessment	2026	Preparation and City review of draft technical assessment materials
Administrative draft Local Coastal Program Amendment	Late 2026 to 2027	Preparation of reorganized and updated Land Use Plan and Implementation Plan materials
Public outreach and stakeholder engagement	Throughout term	Community outreach, stakeholder coordination, and iterative revisions
Planning Commission and City Council hearings	2027	Local hearings and adoption actions for the amendment package
Final Local Coastal Program Amendment submittal	On or before December 31, 2027	Final package assembled for California Coastal Commission submittal and grant completion

EXHIBIT "B"

TERM AND TIME OF COMPLETION

Term. This Agreement shall commence on May 5, 2026 and shall continue until June 30, 2028, unless otherwise terminated as herein provided.

EXHIBIT "C"

COMPENSATION

Provided Consultant is not in default under this Agreement, Consultant shall be compensated as provided below.

A. Fee Schedule. City shall pay Consultant for the services described in Exhibit "A" on a task-based, not-to-exceed basis in accordance with the schedule below. Task amounts include Consultant labor, subconsultant costs, and ordinary direct costs associated with performance of the work unless otherwise approved in writing by City.

Task	**Amount**
Task 1. Project Kickoff and Ongoing Project Management	$72,075
Task 2. Review Existing Documentation	$36,070
Task 3. Data Collection, Analysis, and Policy Development	$162,180
Task 4. Draft Local Coastal Program, Public Outreach, and Stakeholder Engagement	$192,450
Task 5. Local Adoption and Local Coastal Program Submittal	$37,225
Base Fee Total	**$500,000**
Total Compensation Not to Exceed	**$500,000**

B. Method of Payment. Consultant shall submit itemized invoices within 30 days of services performed. Each invoice shall identify the applicable task, a description of services performed, the period covered, the amount billed to date, the amount previously invoiced, the current amount due, and the remaining balance by task.

C. Payment Schedule. Payment is tied to performance of the work and completion progress on the tasks and deliverables identified in Exhibit "A". City shall make payment within 30 days after the invoice has been received and found to be satisfactory to the City.

D. Notice. Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid, email, or personally served, and addressed to the following parties.

Consultant: Dudek
Attention: Joseph Monaco
687 S. Coast Highway 101, Suite 110
Encinitas, CA 92024

City: City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
Attention: Katherine Buck

All notices, including notices of address changes, provided under this Agreement are deemed received as follows: (1) on the second business day after emailing, provided that no “bounce-back” or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

EXHIBIT "D"

INSURANCE REQUIREMENTS FOR CONSULTANTS

Without limiting Consultant's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

Minimum Limits of Insurance

Consultant shall maintain limits no less than:

General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit of $4,000,000 shall apply separately to this project.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers or (2) the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

Additional Insured Endorsement:

General Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of work performed by or on behalf of the Consultant. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant.

For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project. The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Consultant's part.

Acceptability of Insurers

Insurance shall be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements shall be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Subcontractors

Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Risk Management

Consultant acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

EXHIBIT "E"

AGREEMENT TO COMPLY WITH CALIFORNIA LABOR LAW REQUIREMENTS

1. Consultant acknowledges that the project as defined in this Agreement between Consultant and the City, to which this Agreement to Comply with California Labor Law Requirements is attached and incorporated by reference, is a “public work” as defined in Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code (“Chapter 1”), and that this Agreement is subject to (a) Chapter 1, including without limitation Labor Code Section 1771 and (b) the rules and regulations established by the Director of Industrial Relations (“DIR”) implementing such statutes. Consultant shall perform all work on the project as a public work. Consultant shall comply with and be bound by all the terms, rules and regulations described in 1(a) and 1(b) as though set forth in full herein.

2. California law requires the inclusion of specific Labor Code provisions in certain contracts. The inclusion of such specific provisions below, whether or not required by California law, does not alter the meaning or scope of Section 1 above.

3. Pursuant to Labor Code Section 1771.4, Consultant shall post job site notices, as prescribed by regulation.

4. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the Agreement are on file at City Hall and will be made available to any interested party on request. Consultant acknowledges receipt of a copy of the DIR determination of such prevailing rate of per diem wages, and Consultant shall post such rates at each job site covered by this Agreement.

5. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit the maximum amount allowable by law for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

6. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subcontractor to (1) keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records.

7. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Administrative Code title 8, section

200 *et seq*. concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

8. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 1 and 1/2 times the basic rate of pay.

9. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Consultant hereby certifies as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

10. For every subcontractor who will perform work on the project, Consultant shall be responsible for such subcontractor's compliance with Chapter 1 and Labor Code Sections 1860 and 3700, and Consultant shall include in the written contract between it and each subcontractor a copy of those statutory provisions and a requirement that each subcontractor shall comply with those statutory provisions. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any failure.

11. To the maximum extent permitted by law, Consultant shall indemnify, hold harmless, and defend (at Consultant's expense with counsel acceptable to the City) the City, its officials, officers, employees, agents, independent contractors, and volunteers

from and against any demand or claim for damages, compensation, fines, penalties, or other amounts arising out of or incidental to any acts or omissions listed in this Exhibit "E" by any person or entity (including Consultant, its subcontractors, and each of their officials, officers, employees, and agents) in connection with any work undertaken or in connection with the Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. This indemnification obligation shall survive the termination of the Agreement.

CERTIFICATE OF LIABILITY INSURANCE

8/28/2026

DATE (MM/DD/YYYY) 4/8/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1550545 DUDEK 687 SOUTH COAST HIGHWAY 101 SUITE 110 ENCINITAS CA 92024	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Zurich American Insurance Company / 16535 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 23287347 **REVISION NUMBER:** XXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	GLO0146311	8/28/2025	8/28/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 100,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	BAP0146329	8/28/2025	8/28/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			NOT APPLICABLE			EACH OCCURRENCE AGGREGATE 	$ XXXXXXX $ XXXXXXX $ XXXXXXX
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N / A	Y	WC0146330	8/28/2025	8/28/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

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

RE: CITY OF REDONDO BEACH, ITS OFFICERS, ELECTED AND APPOINTED OFFICIALS, EMPLOYEES, AND VOLUNTEERS ARE ADDITIONAL INSURED ON GENERAL AND AUTO LIABILITY, ON A PRIMARY, NON-CONTRIBUTORY BASIS, IF REQUIRED BY WRITTEN CONTRACT. WAIVER OF SUBROGATION IN FAVOR OF THE ADDITIONAL INSURED APPLIES ON GENERAL LIABILITY, AUTO LIABILITY AND WORKERS COMPENSATION/EMPLOYER'S LIABILITY, IF REQUIRED BY WRITTEN CONTRACT AND WHERE ALLOWED BY LAW. COVERAGE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY.

CERTIFICATE HOLDER

23287347
CITY OF REDONDO BEACH
415 DIAMOND ST
REDONDO BEACH CA 90277

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Additional Insured – Owners, Lessees Or Contractors – Scheduled Person Or Organization

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Policy No. GLO0146311	Effective Date: 8/28/2025

This endorsement modifies insurance provided under the:
Commercial General Liability Coverage Part

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT, AGREEMENT OR PERMIT.	ALL LOCATIONS

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. **Your acts or omissions; or**
2. **The acts or omissions of those acting on your behalf;**

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated in such Schedule.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply: This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. **All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or**
2. **That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.**

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Additional Insured – Owners, Lessees Or Contractors – Completed Operations

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Policy No. GLO0146311	Effective Date: 8/28/2025

This endorsement modifies insurance provided under the:
Commercial General Liability Coverage Part

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
ANY PERSON OR ORGANIZATION ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT, AGREEMENT OR PERMIT.	ALL LOCATIONS

U-GL-2168-A CW (02/19)

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Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in such Schedule, performed for that additional insured and included in the "products-completed operations hazard".

All other terms, conditions, provisions and exclusions of this policy remain the same.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Waiver Of Subrogation (Blanket) Endorsement

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l Prem.	Return Prem.
GLO0146311	8/28/2025	8/28/2026		37385000	$ **INCL**	$

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us Condition**:

If you are required by a written contract or agreement, which is executed before a loss, to waive your rights of recovery from others, we agree to waive our rights of recovery. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

Other Insurance Amendment – Primary And Non-Contributory

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO0146311	8/28/2025	8/28/2026		37385000	**INCL**	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured:

Address (including ZIP Code):

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

1. The following paragraph is added to the Other Insurance Condition of Section **IV – Commercial General Liability Conditions**:

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

a. The additional insured is a Named Insured under such other insurance; and

b. You are required by a written contract or written agreement that this insurance would be primary and would not seek contribution from any any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the Other Insurance Condition of Section **IV – Commercial General Liability Conditions**:

This insurance is excess over:

Any of the other insurance, whether primary, excess, contingent or on any other basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same occurrence , offense, claim or suit . This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

All other terms and conditions of this policy remain unchanged.

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Coverage Extension Endorsement

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
BAP0146329	**8/28/2025**	**8/28/2026**	**8/28/2025**	37385000	INCL	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

P. Waiver of Transfer Of Rights Of Recovery Against Others To Us

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us** Condition:

This Condition does not apply to the extent required of you by a written contract, executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

POLICY NUMBER: BAP0146329 **COMMERCIAL AUTO**
CA 20 48 10 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

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

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

This endorsement identifies person(s) or organization(s) who are “insureds” for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.
This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: DUDEK

Endorsement Effective Date: 8/28/2025

SCHEDULE

Name Of Person(s) Or Organization(s):
ANY PERSON OR ORGANIZATION TO WHO OR WHICH YOU ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT, AGREEMENT OR PERMIT.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the schedule is an

"insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph A.1. of Section II- Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph D.2. of Section I- Covered Autos Coverages of the Auto Dealers Coverage Form.

WC0146330 Dudek 8/28/20258/28/2026 (Ed. 4-84)

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

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

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

Schedule

ANY PERSON OR ORGANIZATION YOU ARE REQUIRED TO WAIVE YOUR RIGHTS OF RECOVERY IN A WRITTEN CONTRACT, AGREEMENT OR PERMIT WITH THE NAMED INSURED.

© **1983 National Council on Compensation Insurance.**

Coverage Extension Endorsment

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
BAP0146329	8/28/2025	8/28/2026		37385000	**INCL**	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY. This endorsement modifies insurance provided under the:
Business Auto Coverage Form
Motor Carrier Coverage Form
A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II – Covered Autos Liability Coverage**: The following are also "insureds":

a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts performed within the scope of employment by you. Any "employee" of yours is also an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.
b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don't own, hire or borrow to transport your clients or other persons in activities necessary to your business.
c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.
d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the "accident" arises out of operations governed by such contract or agreement and only u p to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form**:**

Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

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Administrative Report

H.9., **File #** 26-0372 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-023, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDING A PUBLIC WORKS CONTRACT TO CALMEX ENGINEERING, INC., A CALIFORNIA CORPORATION, IN THE AMOUNT OF $3,477,163.25 FOR THE RESIDENTIAL STREET REHABILITATION PROJECT CYCLE 2 PHASE 5, JOB NO. 40190

EXECUTIVE SUMMARY

The Residential Street Rehabilitation Program is a multi-year Capital Improvement Program (CIP) to maintain the City's roadway surfaces that is delivered in phases and receives annual funding in the City's Capital Budget. The CIP Budget also includes other projects that have been funded to address pavement maintenance. To minimize construction costs and deliver capital improvement projects efficiently, the following projects have been included in the bid package for the Residential Street Rehabilitation Project, Cycle 2, Phase 5, Job No. 40190 (Project):

- Residential Street Rehabilitation, Job No. 40190
  - Residential streets identified for rehabilitation for Cycle 2, Phase 5
- Deferred Maintenance Streets, Job No.41300
  - Adjacent to Cycle 2, Phase 5 streets
- Emerald Street Resurfacing between Juanita to Lucia, Job. No.41410
- Traffic Calming Improvements, Job No. 40470
  - Bulb-outs on Emerald at Irena Avenue and at Juanita Avenue
  - Median island improvements at the intersection of Ripley, Huntington, and Perkins Lanes
- Alleyways Resurfacing Pavement Condition Index (PCI) 25 or less, Job No. 41370
  - Alley east of Maria Ave between Del Amo Street and Diamond Street
  - Alleys north of 190th Street and adjacent to Firmona Ave

On September 2, 2025, the City Council approved the Project plans and specifications and authorized the City Clerk to advertise the Project for competitive bids. On April 8, 2026, eight bids were received and publicly opened in the City Clerk's Office. After reviewing the bids, CalMex Engineering, Inc., with a bid amount of $3,477,163.25, was found to be the lowest responsible bidder. Construction is expected to begin in June 2026 and take 100 working days to complete.

BACKGROUND

The Residential Street Rehabilitation Program is an ongoing CIP established to complete the regular resurfacing and repair of residential streets. The cyclical implementation of the program increases the life of the existing pavement and improves the ride of the streets. This program supports the City's Strategic Plan Goal 3.1 to Rehabilitate City Roads and Critical Public Facilities.

The City is required to conduct a pavement condition survey every three years in order to meet the reporting requirements of GASB 34 and to qualify for use of Proposition C and Measure R Local Return funding for the rehabilitation of City streets. In 2020, streets were surveyed Citywide. On September 15, 2020, the City Council discussed the City of Redondo Beach 2020 Pavement Management System (PMS) Report and approved the residential streets that were recommended to be treated over the next few years to meet the City Council's goal. The Project includes the streets selected for the final year of the 2020 PMS report. Funding for the 2020 report year-three streets (now known as Project Cycle 5, Phase 2) was first appropriated in FY 2023 to begin the project design process.

To minimize construction costs and disruption to residents, additional projects that were funded as part of the FY 2024-25 CIP, are near the selected residential streets, and/or require the same rehabilitation methods, have been added to the Project plans. These include the deferred maintenance streets identified in Districts 3 and 4, the portion of Emerald Street between Prospect Avenue and North Juanita Avenue, bulb-outs on Emerald Street at Irena Avenue and at Juanita Avenue, median island improvements at the intersection of Ripley, Huntington, and Perkins Lanes, Lilienthal Lane Improvements from Ripley Lane to Ives Lane, the portion of North Juanita Avenue between Emerald Street and Spencer Street, the alley east of Maria Ave between Del Amo Street and Diamond Street, and the alleys north of 190th Street and adjacent to Firmona Ave. A map of streets included in the Project is attached to this report.

On September 2, 2025, the City Council approved plans and specifications for the Project and authorized competitive bidding. Subsequently, eight bids were received and publicly opened in the City Clerk's Office on April 8, 2026. After reviewing the bids, CalMex Engineering, Inc., with a bid of $3,477,163.25 was found to be the lowest responsible bidder with the lowest responsive bid.

If awarded, Project construction is expected to begin in June 2026 and be completed within 100 working days.

COORDINATION

The City Attorney's Office approved the Resolution as to form. The Community Development Department has determined the Project to be Categorically Exempt under 15301(c) of the CEQA Guidelines and will be filing a Notice of Exemption with the County Recorder's Office.

FISCAL IMPACT

Funding for this cycle of the Residential Rehabilitation Program is included in the FY 2025-2026 Capital Improvement Project Budget and is funded by five separate project accounts, as illustrated in the table below.

Funding		**Expenditures**	
Residential Street Rehab Project #40190	$3,000,000	Calmex Engineering Inc.	$ 3,477,163
Emerald – Juanita to Lucia Project #41410	$194,088		
Residential Deferred Maintenance Project #41300	$750,000	Contingency (10%)	$ 347,716
Alleyway Resurfacing Project #41370	$180,344	Inspection and CM	$ 347,716
Traffic Calming Project #40470	$395,879	Project Management	$ 347,716
Total	**$4,520,311**	**Total**	**$4,520,311**

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. 2605-023 Resolution Awarding a Contract to Calmex Engineering, Inc., a California Corporation for the Construction of the Residential Street Rehabilitation Project Cycle 2 Phase 5, Job No. 40190
- Bid Transmittal
- Project Map - Residential Resurfacing Project

RESOLUTION NO. CC-2605-023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDING A PUBLIC WORKS CONTRACT TO CALMEX ENGINEERING, INC., A CALIFORNIA CORPORATION, IN THE AMOUNT OF $3,477,163.25 FOR THE RESIDENTIAL STREET REHABILITATION PROJECT, CYCLE 2, PHASE 5, JOB NO. 40190

WHEREAS, various residential streets within the City of Redondo Beach ("City") are in need of repair and improvement; and

WHEREAS, on September 2, 2025, the City Council of the City of Redondo Beach approved the Plans and Specifications for the Residential Street Rehabilitation Project, Cycle 2, Phase 5, Job No. 40190 (the "Project") and authorized the City Clerk to advertise for competitive bids; and

WHEREAS, on April 8, 2026, bids for this Project were received and publicly opened at the City Clerk's Office; and

WHEREAS, CalMex Engineering, Inc., a California corporation ("CalMex Engineering"), is the lowest responsible bidder for this Project, as more particularly described in the Plans and Specifications thereof, and incorporated herein by reference, and is awarded the contract for this Project in the amount of $3,477,163.25; and

WHEREAS, CalMex Engineering shall provide all applicable insurance certificates and bonds to the City for approval prior to the execution of the contract; and

WHEREAS, sufficient Capital Project Funds have been appropriated for this Project in the adopted FY 2025-2030 Capital Improvements Program Budget.

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

SECTION 1. The City Council of the City of Redondo Beach, California, awards the contract for the Residential Street Rehabilitation Project, Cycle 2, Phase 5, Job No. 40190 to CalMex Engineering, Inc. in the amount of $3,477,163.25 on the condition that all applicable insurance certificates and bonds shall be provided to the City for approval prior to the Mayor executing the contract on behalf of the City.

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 5th day of May, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2605-023 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 5th day of May, 2026, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

CITY OF REDONDO BEACH

PRELIMINARY BID RESULTS

NAME OF PROJECT: RESIDENTIAL STREET REHABILITATION PROJECT, CYCLE 2, PHASE 5 – PROJECT NO. 40190

DATE: 4/08/2026 **TIME: 10:00 AM**

TO : HANY MEKHAEIL, ASSOCIATE CIVIL ENGINEER

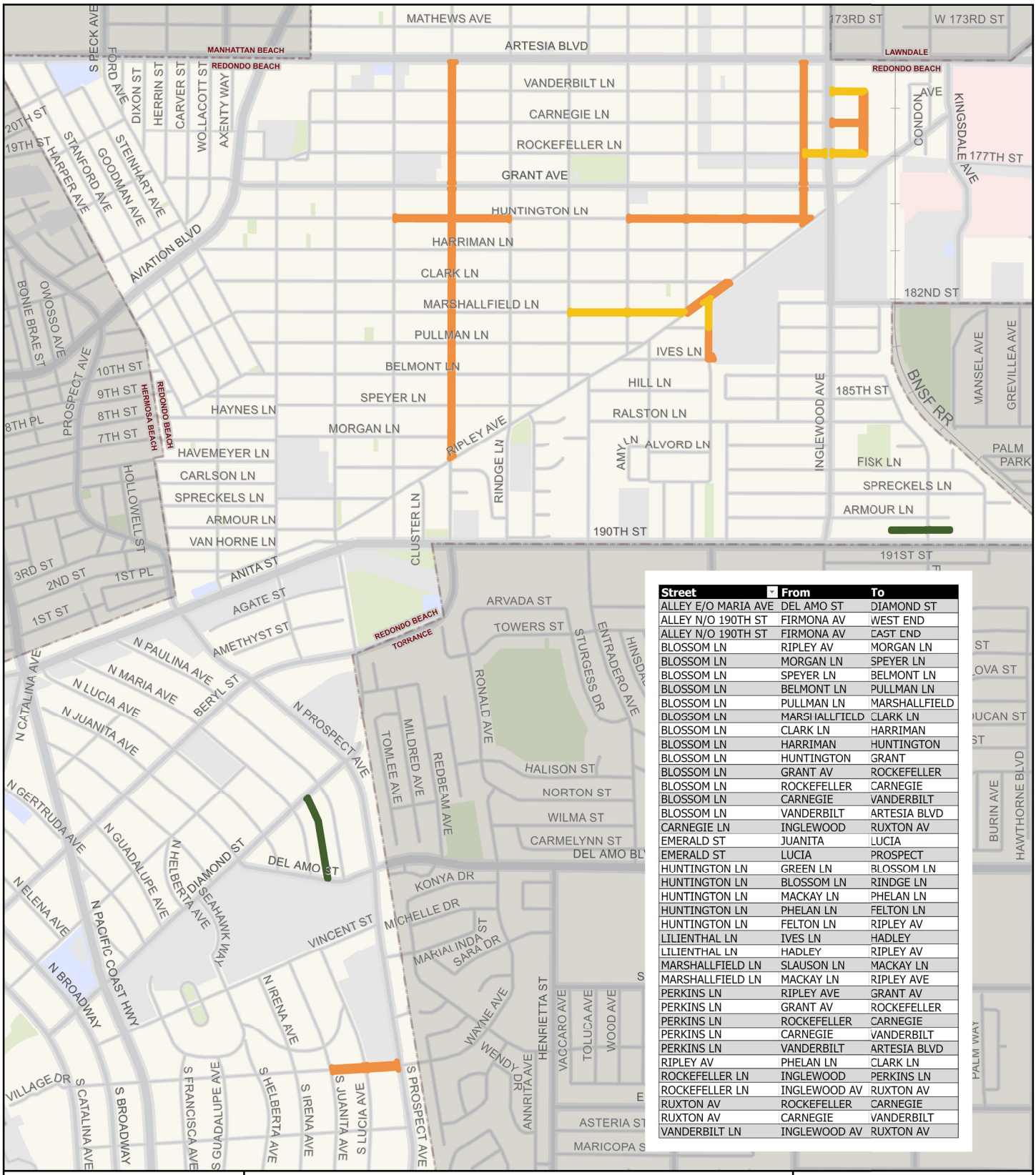
FROM: CITY CLERK'S OFFICE

Disclaimer:
These results are posted for Information only. Bid results are subject to analysis for completeness and accuracy.
The summary below does not represent a notice of award but only of the bids presented to the city.

No	Name of Company	Addendum 1	Bid Bond	Total Base Bid ($)
1.	Calmex Engineering, Inc.	√	√	$3,418,548.25
2.	PALP Inc. dba Excel Paving Company	√	√	$3,649,984.54
3.	Sully Miller Contracting Company	√	√	$3,741,029.80
4.	All American Asphalt	√	√	$3,871,318.10
5.	Sequel Contractors, Inc.	√	√	$3,886,345.25
6.	Hardy & Harper, Inc.	√	√	$3,960,000.00
7.	Gentry General Engineering, Inc.	√	√	$4,000,627.00
8.	Toro Enterprises, Inc.	√	√	$4,100,639.71

Results or Questions: Contact Hany Mekhaeil at (310) 697-2348 or by email at Hany.Mekhaeil@redondo.org

The City reserves the right to reject any or all proposals and to waive technical defects, as the interest of the City may require. Award of contract or rejection of bid proposals will be made by the City within 90 calendar days following the bid opening.



Street	From	To
ALLEY E/O MARIA AVE	DEL AMO ST	DIAMOND ST
ALLEY N/O 190TH ST	FIRMONA AV	WEST END
ALLEY N/O 190TH ST	FIRMONA AV	EAST END
BLOSSOM LN	RIPLEY AV	MORGAN LN
BLOSSOM LN	MORGAN LN	SPEYER LN
BLOSSOM LN	SPEYER LN	BELMONT LN
BLOSSOM LN	BELMONT LN	PULLMAN LN
BLOSSOM LN	PULLMAN LN	MARSHALLFIELD
BLOSSOM LN	MARSHALLFIELD	CLARK LN
BLOSSOM LN	CLARK LN	HARRIMAN
BLOSSOM LN	HARRIMAN	HUNTINGTON
BLOSSOM LN	HUNTINGTON	GRANT
BLOSSOM LN	GRANT AV	ROCKEFELLER
BLOSSOM LN	ROCKEFELLER	CARNEGIE
BLOSSOM LN	CARNEGIE	VANDERBILT
BLOSSOM LN	VANDERBILT	ARTESIA BLVD
CARNEGIE LN	INGLEWOOD	RUXTON AV
EMERALD ST	JUANITA	LUCIA
EMERALD ST	LUCIA	PROSPECT
HUNTINGTON LN	GREEN LN	BLOSSOM LN
HUNTINGTON LN	BLOSSOM LN	RINDGE LN
HUNTINGTON LN	MACKAY LN	PHELAN LN
HUNTINGTON LN	PHELAN LN	FELTON LN
HUNTINGTON LN	FELTON LN	RIPLEY AV
LILIENTHAL LN	IVES LN	HADLEY
LILIENTHAL LN	HADLEY	RIPLEY AV
MARSHALLFIELD LN	SLAUSON LN	MACKAY LN
MARSHALLFIELD LN	MACKAY LN	RIPLEY AVE
PERKINS LN	RIPLEY AVE	GRANT AV
PERKINS LN	GRANT AV	ROCKEFELLER
PERKINS LN	ROCKEFELLER	CARNEGIE
PERKINS LN	CARNEGIE	VANDERBILT
PERKINS LN	VANDERBILT	ARTESIA BLVD
RIPLEY AV	PHELAN LN	CLARK LN
ROCKEFELLER LN	INGLEWOOD	PERKINS LN
ROCKEFELLER LN	INGLEWOOD AV	RUXTON AV
RUXTON AV	ROCKEFELLER	CARNEGIE
RUXTON AV	CARNEGIE	VANDERBILT
VANDERBILT LN	INGLEWOOD AV	RUXTON AV

N

1 inch = 1,500 feet

Residential Street Rehabilitation Project
Cycle 2, Phase 5
Job No. 40190

REDONDO BEACH

7/31/2025

Residential Rehab Segment | Alleyway Deferred Maintenance Segment | Deferred Maintenance Segment

Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

Administrative Report

H.10., **File #** 26-0396 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE THE CITY ENGINEER'S REPORT FOR THE FISCAL YEAR 2026-2027 STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-024, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE MAINTENANCE AND IMPROVEMENTS OF CERTAIN STREET LIGHTING FIXTURES, APPURTENANCES, AND LANDSCAPED AREAS FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027, AND SETTING A TIME AND PLACE FOR THE PUBLIC PROTEST HEARING

SET JUNE 2, 2026, AS THE DATE TO CONDUCT A PUBLIC HEARING TO CONSIDER THE PROPOSED FISCAL YEAR 2026-2027 STREET LANDSCAPING AND LIGHTING DISTRICT ASSESSMENT

EXECUTIVE SUMMARY

The 1972 Landscaping and Lighting Act requires cities to prepare an engineer's report and conduct a public hearing before levying annual landscaping and lighting district assessment fees. On April 1, 2025 the City Council directed the City Engineer to prepare the report of the anticipated expenses and assessment proposal for the City's Street Landscaping and Lighting Assessment District (District) for FY 2026-27. The Engineer's Report (see attached) includes a summary of the District's boundaries, its proposed revenues and expenditures, and the services funded by the assessment. As was done last year, this year's Engineer's Report was created with the assistance of the City's consultant, Francisco and Associates, and includes comprehensive language that explains the City's assessment methodology and collection. According to the report, a General Fund subsidy of $1,161,394 will be required in the FY 2026-27 to cover all District costs. This is about 5% lower than the expected General Fund subsidy for FY 2025-26, due to personnel savings and the way vacancies are budgeted.

BACKGROUND

On April 14, 2026, the City Council adopted Resolution No. CC-2604-018 and ordered the Engineer's Report from the City Engineer for the FY 2026-27 activities of the Street Landscaping and Lighting Assessment District. The Report includes an assessment diagram, system plans and specifications, and cost estimates for furnishing electrical energy, maintenance, and improvements for all public lighting facilities and landscaped public areas included in the District. The Report is attached and a

copy of the District map is available for review at the Engineering Services counter at City Hall and on the City's website at:

<https://www.redondo.org/departments/public_works/engineering_services/gis_maps_locator.php>

The District was formed in 1983 under the requirements of the 1972 Landscaping and Lighting Act. The District operates and maintains the following public improvements: 4,856 Street Lights (3,395 of which are owned and operated by Southern California Edison and 1,461 of which are owned and operated by the City); 106 Signals (65 Traffic, 20 Flashing Yellow Beacon and 21 Flashing Red Beacon); and 21.85 Acres of Landscaping. Whether or not there is a proposed change to the annual fee, the Act requires that a public hearing be held before implementing each year's District assessment. Staff recommends that the City Council approve the Engineer's Report, adopt the attached Resolution declaring the intention to order the FY 2026-27 assessment and set the public hearing for June 2, 2026 for consideration of final approval.

A typical home in Redondo Beach with a frontage of 40 feet pays approximately $59.20 a year for street landscaping and lighting under the District's assessment methodology. This has not changed since 1991 and has led to a regular requirement to fund the District from the City's General Fund. In the FY 2026-27, the District is projected to run a $1,161,394 deficit that must be offset in order to provide routine and expected maintenance. Estimated costs for FY 2026-27 are based on projected expenses for FY 2026-27. For comparison, the District's expenses in FY 2025-26 are estimated to end with a $1,226,345 deficit that is offset by the General Fund.

To address the deficit in out years, the City Council may consider initiating the process to increase or supplement the assessment. In 2006, the City sought voter approval under Proposition 218 to adjust the assessment to pay for all District related costs but was unsuccessful. During the FY 2017-18 budget adoption discussions, the City Council deliberated on this approach again, but ultimately decided to leave the assessment unchanged.

If the City Council would like to proceed with a supplemental assessment, the following steps are anticipated. After solicitation, a professional services contract would be awarded by the City Council to an engineering consultant to prepare a detailed engineering report that outlines the total cost of the needed improvements and services, the list of parcels to be assessed, the proportionate special benefits to each parcel and the amount of the assessment for each parcel. The City Council would be presented with that report and choose if and when to set a public hearing date to levy the assessment. Notice of the public hearing and ballots would then be mailed, no less than 45 days prior to the public hearing, to the property owners recorded for each parcel to be assessed. Ballots must be returned prior to the close of the public hearing and would be tabulated only after the public hearing is closed.

If the yes votes weighted by the assessment amount are greater than the no votes received (similarly weighted), the City Council would have the ability to levy the assessment as outlined in the engineer's report for the following fiscal year. The general time frame for this process would be to award the consultant contract in the Summer, complete preparation and presentation of the engineer's report in the Fall, mail ballots in the Winter, and conduct the public hearing and determination of the vote in the Spring, in time to implement the assessment for the following fiscal year.

At this time, staff recommendations that the City Council approve the City Engineer's Report and proposed Resolution, as well as set June 2, 2026 as the date to conduct a public hearing to consider the proposed FY 2026-2027 Street Landscaping and Lighting District Assessment.

COORDINATION

The proposed Resolution has been reviewed and approved as to form by the City Attorney's Office. Revenue and expense figures for the Engineer's Report have been prepared by Public Works staff and verified by the Financial Services Department.

FISCAL IMPACT

Expected funding and expenditures for the FY 2026-27 are as follows:

FY 2026-27 Funding		**FY 2026-27 Expenditures**	
Assessment Fee	1,513,000	Personnel	1,098,870
Public Services Lighting Fee	600	M & O	1,400,946
Other Revenues	17,000		
General Fund Subsidy	1,161,394	Overhead/Internal Svc Chg	192,178
Total Funding	2,691,994	Total Expenditures	2,691,994

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- City Engineer's Report for the FY 2026-27 Street Landscaping And Lighting Assessment District
- Reso - No. 2605-024 Declaring Intent to Levy the FY 2026-27 Street Landscape & Lighting Assessment District

Street Landscaping and Lighting Assessment District Fiscal Year 2026-27 Engineer's Report

May 5, 2026

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies Fund Tomorrow's Communities

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CITY OF REDONDO BEACH
STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

CITY DIRECTORY

JAMES A. LIGHT
Major

SCOTT BEHRENDT
Major Pro Tem

BRAD WALLER
Council Member

CHADWICK CASTLE
Council Member

PAIGE KALUDEROVIC
Council Member

ZEIN OBAGI, JR.
Council Member

MIKE WITZANSKY
City Manager

JOY A. FORD
City Attorney

LAUREN SABLAN, P.E.
City Engineer

STEPHANIE MEYER
Finance Director

ANDREW S. WINJE, P.E.
Public Works Director

FRANCISCO & ASSOCIATES
Assessment Engineer

ENGINEER'S REPORT

CITY OF REDONDO BEACH
STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

FISCAL YEAR 2026-27

The undersigned, acting on behalf of the City of Redondo Beach respectfully submits the enclosed Engineer's Report as directed by the Redondo Beach City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, provisions of the Landscape and Lighting Act of 1972 and Section 22500 et al of the California Streets and Highways Code. The undersigned certifies that she is a Professional Engineer, registered in the State of California.

Dated: May 5, 2026 By: Lauren Sablan
Lauren Sablan, P.E.

SECTION I

INTRODUCTION

To ensure a flow of funds for the ongoing maintenance and servicing of landscaping, streetlighting, and traffic signal facilities within the boundaries of the City of Redondo Beach (hereafter referred to as "City"), the City formed the Street Landscaping and Lighting Assessment District (hereafter referred to as the "District") in 1983 and annually levies and collects special assessments to maintain these improvements. The formation of the District and the annual levy of assessments are made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (hereafter referred to as the "Act"). The boundaries of the District are contiguous with City limits.

Streetlighting and traffic signal facilities, when well maintained, provides protection of property, increased public safety, reduction of traffic accidents, and savings in accident costs and lost working hours. Street trees and landscaping, when well maintained, provides beautification, shade, traffic safety, aesthetic appeal, and enhancement of the desirability of the surroundings, along with a direct and positive effect on property values. Property values in a community are increased when public infrastructure such as street trees, landscaping, streetlighting, and traffic signals are in place, improved, operable, safe, clean, and maintained. The operation, servicing, and maintenance of facilities benefiting parcels within the District is in accordance with the Act and performed pursuant to City ordinances and regulations.

Current Annual Administration

As required by the Act, City Council has followed a multi-step Council meeting process each year to approve the levy of assessments on parcels within the District. The annual process includes the preparation and approval of an annual Engineer's Report and holding a public hearing. On April 14, 2026, City Council directed City staff to prepare the annual Engineer's Report and it was approved at the May 5, 2026 City Council meeting.

City Council will hold a public hearing on June 2, 2026 to provide an opportunity for any interested person to be heard. Notice of the public hearing will be provided in accordance with the Act and California Government Code. At the conclusion of the public hearing, City Council may order changes to the annual Engineer's Report or adopt a resolution confirming the levy of assessments as proposed. Following adoption of this resolution, the Assessor's Roll for the District will be prepared and filed with the Los Angeles County ("County") Auditor's Office for inclusion on the Fiscal Year 2026-27 property tax roll.

Payment of District assessments will be made in the same manner and at the same time as payments made for property taxes for each respective parcel. Revenues from District assessments must be placed in a special fund and shall only be used for the purposes stated in this Engineer's Report.

Compliance with the California Constitution

In November 1996, voters of the state of California passed Proposition 218 that added Article XIIID to the California Constitution requiring certain substantive and procedural requirements for the imposition of assessments. Article XIIID requires that assessments comply with stated provisions by July 1, 1997, unless an assessment meets the following criteria:

"(a) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control."

The District qualifies for the exemptions from the procedural and approval requirements of Proposition 218 because the District funds the maintenance and servicing of improvements considered to be street improvements within public right-of-way including landscaping, streetlighting, and traffic signals. An increase to the maximum assessment rate or modification to the existing District assessment methodology requires that the District be brought into compliance with all the requirements of Article XIIID and approval of the property owners subject to the proposed assessment.

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF LANDSCAPE AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to the Landscape and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Intention adopted by the City Council of the City of Redondo Beach on May 5, 2026. I, Lauren Sablan, the duly appointed Engineer of Work, submit herewith the "Report" consisting of Section I (Introduction), and this, Section II, which consists of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements maintained by the District. Plans and specifications for the improvements are on file in the Office of the City Engineer of the City of Redondo Beach and incorporated herein.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements to be maintained for Fiscal Year 2026-27, including incidental costs and expenses in connection therewith. The estimate is on file in the Office of the City Engineer of the City of Redondo Beach and incorporated herein.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates a diagram of the District showing the exterior boundaries of the District and the lines and dimensions of each lot or parcel of land within the District. This diagram has been prepared by the Engineer of Work and is on file in the Office of the City Engineer of the City of Redondo Beach.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENTS

This part describes the method of apportionment of assessments, based upon each parcel's land use classification within the District in proportion to the estimated special benefits to be received.

PART E: DISTRICT ASSESSMENT ROLL

This part contains the County Assessor's Parcel numbers, and the amount to be assessed upon the benefited lands within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Redondo Beach and keyed to the records of the County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and servicing of landscaping, streetlighting, and traffic signal improvements within the public right-of-way which provide special benefit to properties within the District. The District operates and maintains 4,856 streetlights (3,395 Southern California Edison owned and 1,461 City owned); 106 traffic signals (65 Traffic, 20 Flashing Yellow Beacon, and 21 Flashing Red Beacon), and approximately 21.85 acres of landscaping. Drawings showing the specific locations of the improvements are on file in the Office of the City Engineer and are made a part of this report by reference.

Maintenance and Servicing has the following definitions pursuant to the Act:

> "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:
>
> (a) Repair, removal, or replacement of all or any part of any improvement.
>
> (b) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
>
> (c) The removal of trimmings, rubbish, debris, and other solid waste.
>
> (d) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
>
> "Service" or "servicing" means the furnishing of:
>
> (a) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.
>
> (b) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses may also be funded using District assessment revenues. Incidentals Expenses has the following definitions pursuant to the Act:

(a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.

(b) The costs of printing, advertising, and the giving of published, posted, and mailed notices.

(c) Compensation payable to the county for collection of assessments.

(d) Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.

(d) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.

(e) Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

(g) Costs associated with any elections held for the approval of a new or increased assessment.

PART B

ESTIMATE OF COSTS

The Act provides that the cost of maintenance and servicing of landscaping, streetlighting, and traffic signals can be funded by the District. Incidental costs including administration of the District and all other ancillary costs associated with the maintenance and servicing of the District can also be included.

The Act requires the City to establish a special fund for the costs and revenues of the District. Assessments generated by the District can be used only for the purposes stated in this Report. Contributions to the District from the City's General Fund may be made to offset costs, as City Council deems appropriate. Any balance or deficit remaining at the end of each fiscal year (June 30th) must be carried over to the next fiscal year.

Below is a summary table of the estimated District costs and revenues for Fiscal Year 2026-27.

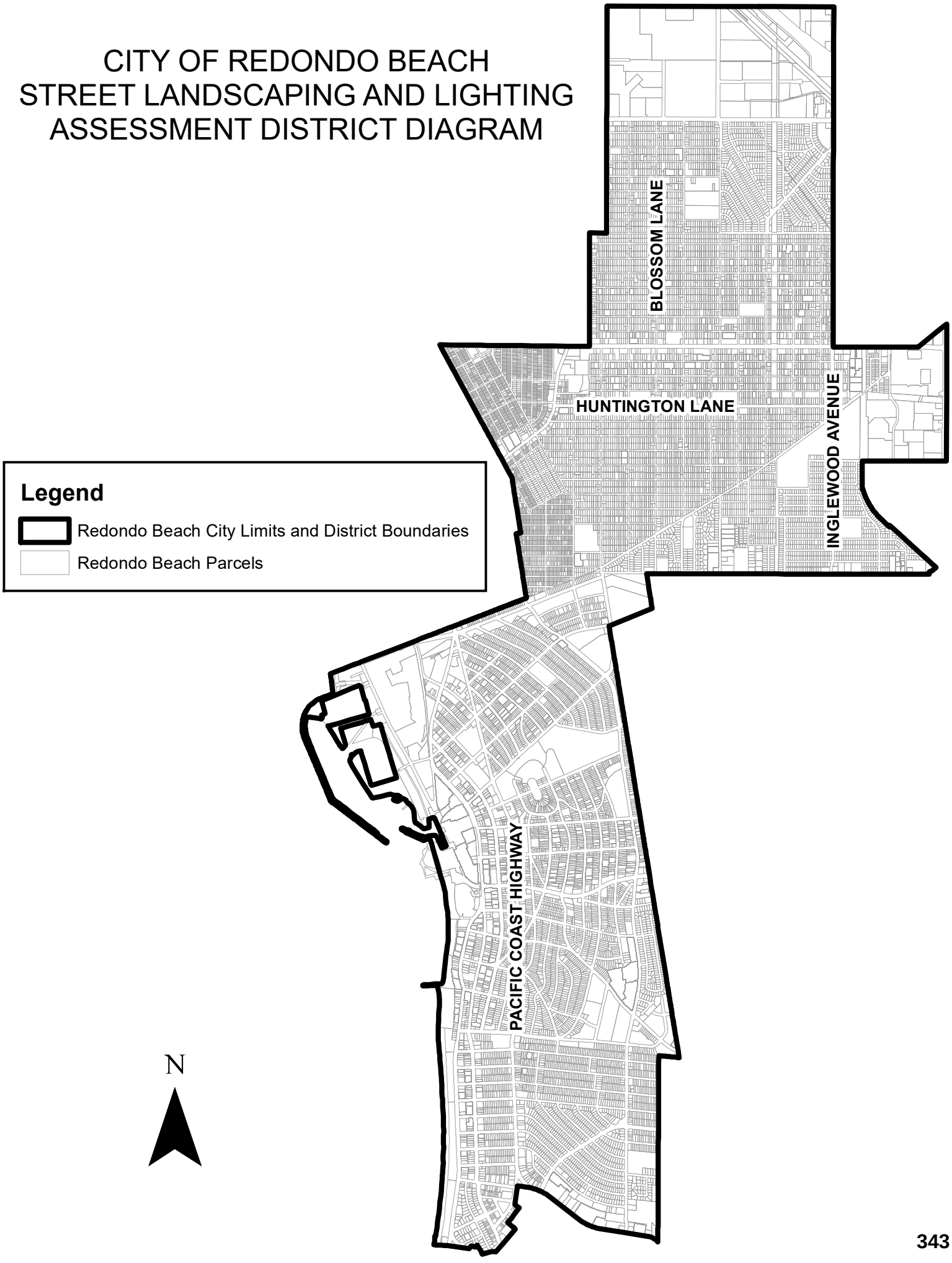
City of Redondo Beach Street Landscape and Lighting Assessment District Fiscal Year 2026-27 Estimate of Cost and Revenue	
ESTIMATED REVENUES	
Assessments	$ 1,513,000
Public Services Lighting Fee	$ 600
Other Revenues (Misc./Interest)	$ 17,000
General Fund Contribution	$ 1,161,394
Total Estimated Revenues	**$ 2,691,994**
ESTIMATED COSTS	
Personnel	$ 1,098,870
Energy Costs	$ 771,817
Other Utilities	$ 155,850
Supplies & Operations	$ 149,189
Contract & Professional Services	
Tree Trimming	$ 119,590
Signal Maintenance	$ 173,000
Other	$ 30,000
Other Equipment	$ 1,500
Internal Service Charges	$ 192,178
POB Debt	$ -
Total Estimated Costs	**$ 2,691,994**

PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are contiguous with City limits. The Assessment Diagram for the District is on file in the Office of the City Clerk and shown on the following page of this Report. The assessor's parcel numbers (APN) and lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Los Angeles County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

CITY OF REDONDO BEACH
STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

General

The Act permits the establishment of assessment districts by public agencies for the purpose of providing certain public improvements which include the operation, maintenance, and servicing of landscaping, streetlighting, and traffic signal facilities.

Section 22573 of the Act requires that assessments must be levied according to benefit rather than assessed value as follows:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

Section 22574 of the Act permits the designation of zones of benefit within any individual assessment district as follows:

> *"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."*

Special Benefit from Landscaping, Streetlighting, and Traffic Signal Improvements

The landscaping, streetlighting, and traffic signal improvements maintained and serviced by the District provide a special and direct benefit to all parcels within the City. Therefore, costs attributed to these special benefits are spread to all parcels within the District in accordance with the Method of Assessment described in this Report.

The primary benefits of well-maintained street trees and landscaping located on public streets is improved safety and aesthetic appeal within the community. Streetlighting and traffic signals also provide a special and direct benefits since all parcels within the City access public streets with streetlights and traffic signals. The primary benefits of well-maintained streetlights and traffic signals are convenience, safety, security, and protection of property, property improvements, and people. Facilities that are unsafe or destroyed by the elements or vandalism decrease quality of life.

Benefit Determination

The special benefits conferred on property from the District's improvements and services differ for residential property versus commercial and non-residential land uses because commercial and non-residential properties are generally located in commercial areas and

along boulevards that require a higher level of service. Therefore, two (2) zones of benefit within the District were established as follows:

- Benefit Zone 1 - Residential land uses
- Benefit Zone 2 - Commercial and non-residential land uses

Method of Assessment

Special benefits from District improvements are apportioned to property within the District based on land use and linear feet abutting a public street for each parcel. The linear feet abutting a public street for each parcel within the District is determined using the lengths shown on the current Los Angeles County Assessor maps or as previously established by the City's Public Works Director. Once a parcel is identified as residential or commercial/non-residential, the following maximum assessment rates are applied:

- Benefit Zone 1 - $1.48 per linear foot of frontage to a public street
- Benefit Zone 2 - $3.02 per linear foot of frontage to a public street

For parcels abutting more than one public street (i.e., corner lots), the linear feet abutting the public street(s) that are not the street of property address is assessed at 25% of the assessment rates shown above for Benefit Zone 1 and Benefit Zone 2 respectively and added to the base assessment calculated above corresponding to the linear feet abutting the street of property address.

The maximum assessment rates described above will be applied for Fiscal Year 2026-27 as in prior years. Any future increase in the maximum assessment rates require that the District be brought into compliance with all the requirements of Article XIIID and approval of the property owners subject to the assessment. An increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

Appeal of Assessments

Any property owner who demonstrates that the amount of their assessment is in error as a result of incorrect information being used to apply the foregoing method of apportionment, may file a written appeal with the City Engineer. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer shall promptly review the information provided by the property owner and if he/she finds that the assessment should be modified, the City Engineer shall have the authority to make the appropriate changes in the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer is authorized to refund to the property owner the amount of any approved reduction if the District reserve is adequate. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City Council shall be final.

PART E

ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Los Angeles County Assessor Parcel Maps and/or the Los Angeles County secured property tax roll for the year in which this Report is prepared. A listing of parcels to be assessed within this District along with the proposed assessment amounts is on file with the City Clerk.

Upon approval of this Report and confirmation of the proposed assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2026-27. If the parcels within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of this Report, the new parcel along with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or change in tax status, the assessment amount submitted on the new parcels will be based on the method of apportionment and assessment rates approved in this Report by the City Council. The total estimated amount to be collected for District assessments in Fiscal Year 2026-27 is $1,513,000.

RESOLUTION NO. CC-2605-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE MAINTENANCE AND IMPROVEMENTS OF CERTAIN STREET LIGHTING FIXTURES, APPURTENANCES, AND LANDSCAPED AREAS FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027, AND SETTING A TIME AND PLACE FOR THE PUBLIC PROTEST HEARING.

WHEREAS, the City Council of the City of Redondo Beach ("City Council") formed the Landscaping and Street Lighting District ("District") by a prior resolution pursuant to the Landscaping and Lighting Act of 1972, Division 15, Part 2 (commencing with Sections 22500 et seq.) of the California Streets and Highways Code (the "Act"); and

WHEREAS, the City Council intends to levy and collect assessments within the District during fiscal year 2026-2027; and

WHEREAS, pursuant to the Act, the City Council ordered the City of Redondo Beach ("City") Engineer to prepare the report for fiscal year 2026-2027; and

WHEREAS, the City Council declares its intention to order maintenance and improvements of street lighting fixtures, appurtenances, and landscaped areas in the City; and

WHEREAS, the maintenance and improvements of the street lighting fixtures, appurtenances, and landscaped areas in the City are described in DIAGRAM AND PLAN NO. 3000 AND SPECIFICATION NO. 3000, on file in the Office of the City Engineer; and

WHEREAS, the City Council shall set the 2nd day of June, 2026, at the hour of 6:00 p.m., or soon thereafter, of said day as the time, and the Council Chamber in City Hall, 415 Diamond Street, Redondo Beach, California, as the place for the public protest hearing as to the question of the renewal of the District and the levy and collection of the proposed assessment within the District for fiscal year 2026-2027.

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

SECTION 1. That all of the work and improvements specified above shall be done in accordance with the specifications and plans therefore referred to in the report of the City Engineer dated May 5, 2026, on file in the Office of the City Clerk and which is hereby incorporated by reference and made a part hereof.

SECTION 2. That to expedite the making of said improvements, the City Council may at any time transfer sums deemed necessary from City discretionary funds into the Landscaping and Lighting District Fund. The sums so transferred shall be deemed a loan to the Landscaping and Lighting District Fund and shall be repaid out of the proceeds of the assessments provided in this resolution and authorized under the Act.

SECTION 3. That the improvements contemplated by this resolution shall be done under the provisions of the Act.

SECTION 4. That the 2nd day of June, 2026, at the hour of 6:00 p.m., or soon thereafter, of said day is set as the time, and the Council Chamber in City Hall, 415 Diamond Street, Redondo Beach, California, is set as the place for the public protest hearing. At the public protest hearing, the City Council shall conduct a public hearing on the question of the renewal of the District and the levy and collection of the assessments within the District for fiscal year 2026-2027.

SECTION 5. That the City Clerk is hereby authorized, designated, and directed to give notice of said public protest hearing in the time, form, and manner as required by law.

SECTION 6. That the *Easy Reader*, a newspaper of general circulation, published and circulated within the City is hereby designated as the newspaper in which such notice shall be published.

SECTION 7. 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 5th day of May 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-2605-024 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 5th day of May, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Eleanor Manzano, CMC
City Clerk

Administrative Report

H.11., **File #** 26-0422 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE REMOVAL OF THE NORTHBOUND STOP SIGN ON S IRENA AVENUE AT OPAL STREET

EXECUTIVE SUMMARY

The City received a traffic calming request for the closely spaced intersections of Torrance Boulevard at S. Irena Avenue (Torrance/Irena) and S. Irena Avenue at Opal Street (Irena/Opal). Engineers from the City analyzed and proposed potential solutions, which were presented to the Public Works, Safety, and Sustainability Commission (PWSSC) meeting on March 23, 2026. Notice of that meeting was provided to area residents. The PWSSC voted in favor of staff's proposed left-turn calming measures, which are currently in procurement. In addition, the PWSSC voted in favor of removing the northbound stop sign on S. Irena at Opal. If approved by the City Council, this would improve a highly unusual condition where one of the through street approaches of a T-intersection is stop-controlled while the other is not.

Staff and the PWSSC recommends removing the northbound Irena stop-controlled approach to make this intersection more consistent with what drivers encounter at similar locations.

BACKGROUND

At the March 23, 2026 PWSSC meeting, staff presented potential traffic calming measures to improve vehicular trave at Torrance/Irena and Irena/Opal. Residents' comments were generally in favor of the proposed traffic calming measures; however, residents expressed a hesitation to change a traffic condition that has been existing for decades. Additional research was conducted after the meeting to understand the origin of the current configuration of the intersections. Staff was not able to find specific prior Council action that installed the northbound stop on Irena and Opal. Staff does note that, in the past, Opal, Irena, and Torrance were one large intersection with Opal connecting directly with Torrance. Opal Street was most likely through-running at Irena before the section west of Irena was vacated to become today's auto service parcels. Since Opal now terminates at Irena, the conditions that may have warranted a northbound stop on Irena at that time no longer exist.

Per the vehicle code, the terminating street is required to stop/yield at T-intersections to through traffic. However, at Irena/Opal, only the northbound Irena approach and westbound Opal terminating approach are stop-controlled, giving highest priority to southbound Irena traffic making through or left -turns. This contributes to driver confusion because the stop control is inconsistent with a typical T-intersection. The removal the northbound stop control on Irena reduces confusion by returning the

intersection to typical right-of-way operation and conventional rules of the road.

Staff does not expect unintended speed increases if the northbound stop is removed. Drivers on northbound Irena already need to slow down for a cross gutter 150 feet to the south, and again for a stop sign at Torrance Boulevard 100 feet to the north. The lack of a stop control for southbound traffic, while the northbound lanes are obliged to stop, also lends to the traffic speed/safety issues residents expressed concerns about. A primary fear is the propensity of some drivers to use a high rate of speed to transition from eastbound Torrance Blvd to eastbound Opal Street, ignoring proper lane use, speed reduction, and cautionary driving on southbound Irena. Removal of the northbound stop sign, along with the traffic calming measures, will signal southbound drivers to slow down and proceed with the left turn onto Opal only after clearing opposing traffic.

The full PWSSC administrative report, existing conditions, and proposed traffic calming measures address the northbound Irena stop removal at Opal and are included with this report for reference.

If approved by the City Council, the City will engage its striping contractor to remove the northbound stop approach on Irena at Opal, including the stop sign, stop pavement legend, stop bar, and accompanying yellow centerline. Temporary signs with flags would be placed at all approaches to warn drivers of the traffic pattern change during the adjustment period.

COORDINATION

Coordination of this report took place within the Public Works Department.

FISCAL IMPACT

The cost to remove the northbound Irena stop control at Opal is approximately $500 and will be funded as part of the City's Traffic Calming Project in the Capital Improvement Program.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Administrative Report - Public Works, Safety, and Sustainability Commission, March 23, 2026

Administrative Report

Date: March 23, 2026

To: **Public Works, Safety, and Sustainability Commission**

From: **Public Works Department**

Subject: **DISCUSSION OF POTENTIAL TRAFFIC CALMING MEASURES AT OPAL & IRENA INTERSECTION**

SUMMARY:

In early March 2026, the City received a traffic calming request for the closely spaced intersections of Torrance Boulevard at S Irena Avenue (Torrance/Irena) and S Irena Avenue at Opal Street (Irena/Opal), as well as speeding, non-resident cut-through, and safety concerns along Opal Street between S Irena Avenue and Prospect Avenue. Engineers from the City visited the locations and analyzed various solutions. At this time, staff is proposing measures to slow down drivers at Irena/Opal and wishes to gather feedback from the public and the Public Works, Safety, and Sustainability Commission (PWSSC) prior to implementation. Notice of this agenda item was mailed to residents within 150 feet of Irena/Opal and residents along Opal St between Irena Ave and Juanita Ave.

BACKGROUND:

City staff visited the site and evaluated the existing conditions of the area (see aerial view in Attachment 1). Torrance and Irena intersect as a conventional side-street stop-controlled intersection. Immediately to the south, Opal terminates at Irena, with a private property driveway acting as the fourth leg of the intersection. At the Irena/Opal intersection, only the northbound Irena and westbound Opal approaches are stop-controlled, while the eastbound driveway approach is defacto stop-controlled. The southbound Irena approach is uncontrolled, which means that of the three public street approaches at Irena/Opal, two approaches stop while the remaining southbound approach has highest right-of-way. This configuration is highly unusual, which is why modern street design tends to avoid closely spaced intersections. Furthermore, this configuration asks drivers on northbound Irena to stop twice within less than 100 feet, first at Opal and again at Torrance. This can result in poor compliance at either or both stop signs on Irena. As remarked by the resident(s) and observed by City staff, drivers turning onto Irena from Torrance, a higher speed environment, are able to avoid significantly slowing down before performing a subsequent left-turn onto Opal (a lower speed street) by driving over existing yellow centerlines and/or driving in the opposing lane on Opal. Attachment 1 also illustrates the shallow turn paths that drivers could take to reach Opal from Torrance without slowing down to desired and appropriate speeds. The presence of the northbound stop on Irena at Opal further

encourages drivers coming southbound on Irena from Torrance to make left-turns onto Opal without yielding or paying much attention to the other vehicular approaches or crosswalks.

ANALYSIS:

City staff is presenting two possible solutions with the goals of slowing down driver turns and removing an unusual and unexpected traffic control scenario.

Northbound Irena at Opal – Stop Removal

City staff highly recommends removing stop controls for the northbound Irena approach at Opal. This would revert the intersection back to a conventional T-intersection, where drivers typically expect the terminating street to stop and give right-of-way/priority to through-running streets. Northbound drivers already need to stop at Torrance Boulevard, less than 100 feet to the north. An existing cross gutter (dip) on Irena 150 feet south of the Irena/Opal intersection serves as a de facto speed bump. This dip and the subsequent stop at Torrance should help maintain northbound operating speeds at similar levels even if the stop at Opal is removed. If recommended by the PWSSC, staff will forward the stop removal to the City Council for final approval.

Irena/Opal Centerline Hardening

Centerline hardening is a traffic calming technique that adds vertical/physical elements to a street's centerline (or apparent extension of the centerline) to enforce sharper and slower turns. A variety of bumps and delineators can be installed to deter drivers who attempt to take turns from Torrance directly onto Opal at high speeds. The presence of these traffic calming treatments will help drivers adjust from a 35 mph environment to a 10-25 mph environment. Slower speeds also provide more time for drivers to yield to pedestrians and reduces the area of exposure for crosswalks. Centerline hardening has been deployed with much success in cities all around the country. Possible options for centerline hardening at this intersection are listed below and examples are shown in Attachment 2:

- Taller yellow delineators reinforced on a base rail along the centerline of Irena between Torrance and Opal. While delineators are flexible, this treatment is highly visible and effective at enforcing drivers to stay on their side of the street. As an alternative, 8" diameter yellow raised pavement markers (domes) could be used here, but would not be as visible from drivers making left-turns from Torrance.
- 8" diameter yellow raised pavement markers (domes) and a striped median nose at the eastern leg of Opal/Irena to reinforce the Opal centerline. This will discourage drivers from driving the wrong way on Opal. While not as visible as taller delineators, driving over these domes would result in a severe speed bump type disruption for drivers. The City has seen good compliance with these domes. Staff recommends these lower domes for aesthetic and maintenance reasons.
- A low-profile speed bump in the middle of Irena/Opal to encourage drivers to take a slower sharper turn onto Opal. The speed bump is positioned to avoid contact by most drivers and vehicle types. Even if traversed, it would significantly disrupt only

those drivers attempting to turn at higher speeds. This feature is optional and staff would like the PWSSC's feedback before installing this feature.

If the centerline hardening is recommended by the PWSSC, staff will proceed with installation, as this measure would not need City Council approval. Funding is available for this treatment in the City's Traffic Calming budget.

COORDINATION:

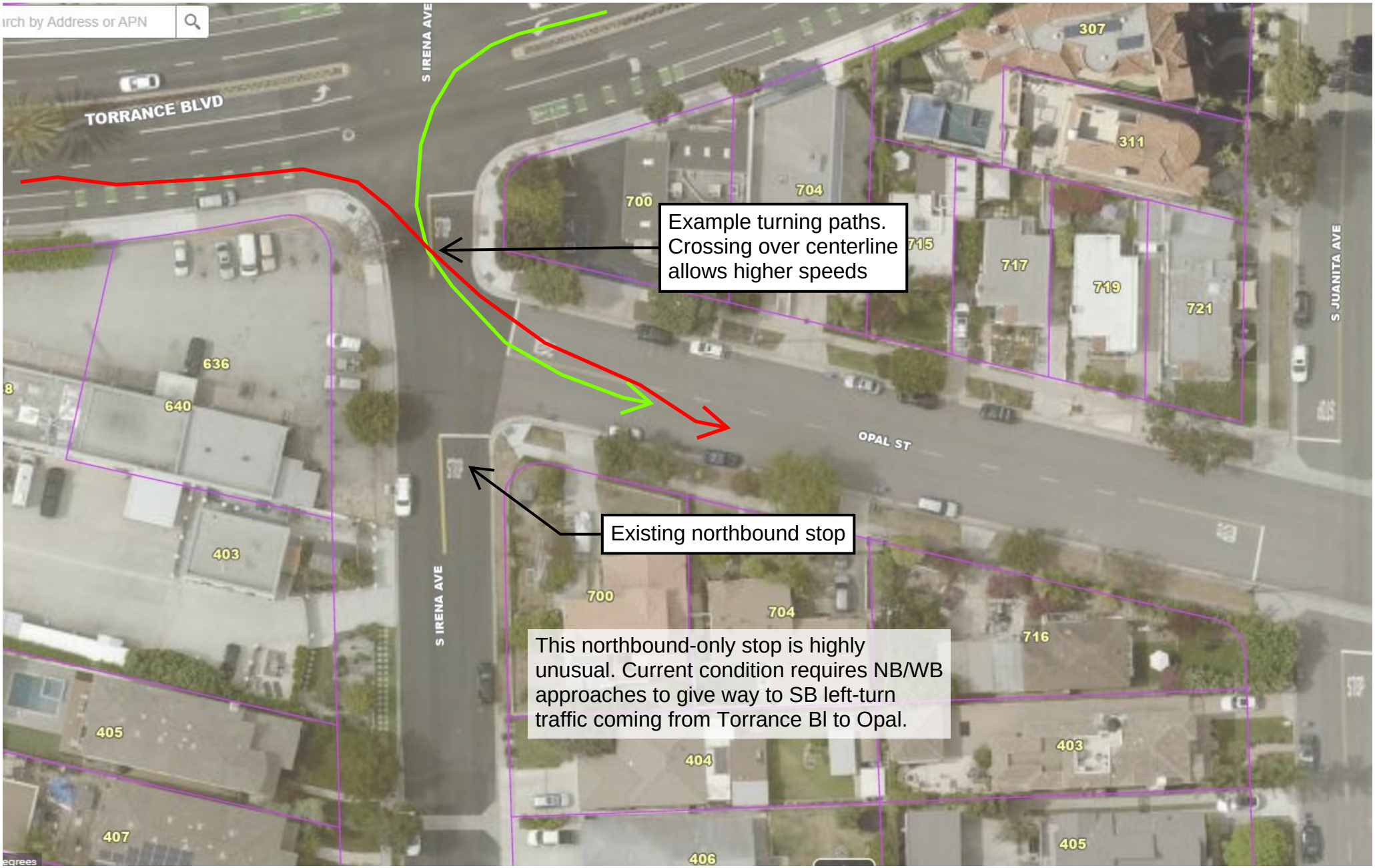
Coordination of this report took place within the Public Works Department.

Prepared by:
Ryan Liu, Principal Transportation Engineer

Submitted by:
Andrew Winje, Public Works Director

ATTACHMENTS:
1 – Existing Conditions
2 – Proposed Traffic Calming at Irena/Opal

Attachment 1 - Existing Conditions

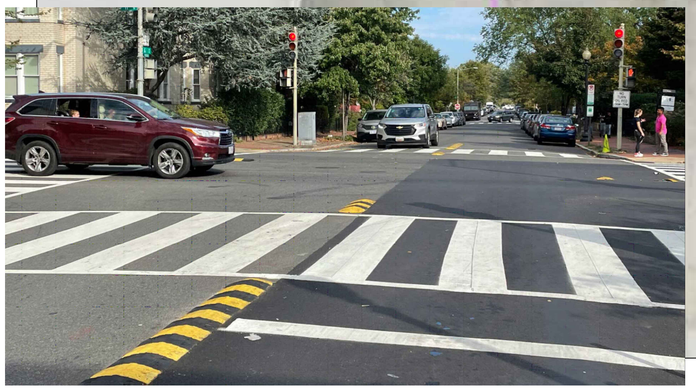


TORRANCE BL

HARDENED CENTERLINE;
MORE VISIBLE MATERIALS



LOW PROFILE SPEED
BUMP TO REDUCE
TURN SPEEDS



8" DIAMETER YELLOW RAISED
PAVEMENT MARKERS TO
HARDEN CENTERLINE



YELLOW STRIPED MEDIAN TO
NARROW OPENING

REMOVE STOP SIGN,
LEGEND, AND STOP BAR

OPAL ST

S IRENA AV

STOP

700

N

REVISIONS	
DATE	DESCRIPTION

CITY OF REDONDO BEACH
CALIFORNIA
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION

OPAL & IRENA
TRAFFIC CALMING
CENTERLINE HARDENING AND
STOP REMOVAL

DRAWN RL	CHECKED LS	SCALE N.T.S.
APPROVED BY CITY ENGINEER - RCE #		DATE
PROJECT NO. XXXXX	SHEET NO. 1 OF 1 SHEETS	DRAWING NO.

Administrative Report

H.12., **File #** 26-0478 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE AN AGREEMENT WITH EPAX SYSTEMS, INC. FOR THE PURCHASE OF AN ORGANIC WASTE COMPACTOR FOR THE CITY'S PIER/HARBOR AREA AND TO PROVIDE MAINTENANCE SERVICES FOR A THREE-YEAR PERIOD FOR AN AMOUNT NOT TO EXCEED $83,290

EXECUTIVE SUMMARY

In June 2024, the City Council approved Resolution #CC-2406-043 authorizing a budget modification to appropriate $185,221 in CalRecycle Senate Bill (SB) 1383 Local Assistance Grant funds for the purchase of a compactor for the sorting and diversion of organics materials from the Pier area of the City. If approved, staff will utilize grant funds to purchase a compactor from EPAX Systems, Inc. (EPAX Systems) for a cost of $73,090. The proposed Agreement also includes quarterly preventative maintenance of the compactor by EPAX Systems for a three-year period at an annual cost of $3,400, bringing the total not to exceed amount of the agreement to $83,290.

BACKGROUND

The City was awarded SB 1383 Local Assistance Grant funding to design and implement programs to further the City's compliance with SB 1383 including organics collection, edible food recovery, education and outreach, enforcement and inspection, procurement requirements, and record keeping. Among the CalRecycle approved programs for the SB 1383 grant funding is the purchase of a compactor to help manage the City's organics waste stream. The organics compactor will improve solid waste organics handling and operations in the Pier area, making it easier to separate organics from other waste streams. Adding the compactor to the City's Pier operation yard yields several benefits. The compactor will reduce the area needed to store waste prior to service pickup by the City trash hauler. Use of the compactor will also reduce the number of service pickups required, thus reducing transportation costs and truck traffic. The compactor will also seal the materials in an enclosed container to minimize vectors, such as flies and rodents.

Staff solicited informal bids for the purchase of an organics stream compactor and quarterly preventative maintenance services. EPAX systems was the only vendor to provide a proposal for equipment purchase and on-ongoing maintenance costs. Staff recommends the purchase of one JV-Manufacturing 25-yard compactor and a three-year maintenance agreement from EPAX Systems, Inc.

Athens Services currently services organics waste from the Pier area using roll-off containers. If

approved, Athens will service the organics compactor on a schedule to be determined by the Public Works Department.

COORDINATION

The Agreement has been reviewed and approved as to form by the City Attorney's Office.

FISCAL IMPACT

The cost to purchase the compactor will be paid using CalRecycle SB 1383 Local Assistance funding. Ongoing maintenance of the compactor will be funded through the annual Public Works Pier and Harbor Division's Operating Budget.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - EPAX Systems, Inc.
- Insurance - EPAX Systems, Inc.

AGREEMENT FOR PROJECT SERVICES
BETWEEN THE CITY OF REDONDO BEACH
AND EPAX SYSTEMS, INC.

THIS AGREEMENT FOR PROJECT SERVICES (this "Agreement") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Epax Systems, Inc., a California corporation ("Contractor" or "Consultant").

The parties hereby agree as follows:

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

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

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

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

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

* * * * *

GENERAL PROVISIONS

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

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

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

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

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

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

Agreement. Copies of all pertinent reports and correspondence shall be furnished to the City for its files.

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

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

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

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

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

10. Business License. Contractor shall obtain a Redondo Beach Business License before performing any services required under this Agreement. The failure to so obtain such license shall be a material breach of this Agreement and grounds for immediate termination by City; provided, however, that City may waive the

business license requirement in writing under unusual circumstances without necessitating any modification of this Agreement to reflect such waiver.

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

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

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

14. Indemnity. To the maximum extent permitted by law, Contractor hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City, its elected and appointed officials, officers, employees, volunteers, attorneys, and agents (collectively "Indemnitees") from and against any and all

claims, including, without limitation, claims for bodily injury, death or damage to property, demands, charges, obligations, damages, causes of action, proceedings, suits, losses, stop payment notices, judgments, fines, liens, penalties, liabilities, costs and expenses of every kind and nature whatsoever, in any manner arising out of, incident to, related to, in connection with or arising from any act, failure to act, error or omission of Contractor's performance or work hereunder (including any of its officers, agents, employees, Subcontractors) or its failure to comply with any of its obligations contained in the Agreement, or its failure to comply with any current or prospective law, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. Notwithstanding the foregoing, nothing in this Section 14 shall be construed to encompass Indemnitees' active negligence to the limited extent that this Agreement is subject to Civil Code Section 2782(b). Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Contractor or Indemnitees. This indemnification obligation shall survive this Agreement and shall not be limited by any term of any insurance policy required under this Agreement.

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

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

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

16. Non-Liability of Officials and Employees of the City. No official or employee of the City shall be personally liable for any default or liability under this Agreement.

17. Compliance with Laws. Contractor shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals, with respect to this Agreement, including without limitation all environmental laws, and employment laws.

a. Acknowledgement. Contractor acknowledges that eight (8) hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code Section 1810. Contractor shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Contractor or by any subcontractor for each calendar day during which

such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week. Pursuant to Labor Code section 1815, work performed by employees of Contractor in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 11/2 times the basic rate of pay. For every subcontractor who will perform work on the project, Contractor shall be responsible for such subcontractor's compliance with Labor Code Sections 1810, 1813 and 1815, and Contractor shall include in the written contract between it and each subcontractor copies of Labor Code Sections 1810, 1813 and 1815 and a requirement that each subcontractor shall comply with these aforementioned sections. Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor comply with Labor Code Sections 1810, 1813 and 1815, Contractor shall diligently take corrective action to halt or rectify the failure.

b. Labor Law Requirements. Contractor shall comply with the Agreement to Comply with California Labor Law Requirements set forth in Exhibit "E", which is attached hereto and incorporated by reference. State prevailing wage determinations are available on the California Department of Industrial Relations ("DIR") website located at https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html.

18. Non-Discrimination. Contractor shall comply with all applicable federal, state, and local laws, ordinances, regulations, and codes prohibiting discrimination, including but not limited to the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and the California Fair Employment and Housing Act. Contractor shall not discriminate against any employee or applicant for employment on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, military and veteran status, or any other legally protected characteristic. Contractor shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment. Contractor shall include a similar non-discrimination provision in all subcontracts related to the performance of this Agreement.

19. Limitations upon Subcontracting and Assignment. Contractor acknowledges that the services which Contractor shall provide under this Agreement are unique, personal services which, except as otherwise provided herein, Contractor shall not assign or sublet to any other party without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion. In the event that the City, in writing, approves any assignment or subletting of this

Agreement or the retention of subcontractors by Contractor, Contractor shall provide to the City upon request copies of each and every subcontract prior to the execution thereof by Contractor and subcontractor. Any attempt by Contractor to assign any or all of its rights under this Agreement without first obtaining the City's prior written consent shall constitute a material default under this Agreement.

The sale, assignment, transfer or other disposition, on a cumulative basis, of twenty-five percent (25%) or more of the ownership interest in Contractor or twenty-five percent (25%) or more the voting control of Contractor (whether Contractor is a corporation, limited liability company, partnership, joint venture or otherwise) shall constitute an assignment for purposes of this Agreement. Further, the involvement of Contractor or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buyout or otherwise), whether or not a formal assignment or hypothecation of this Agreement or Contractor's assets occurs, which reduces Contractor's assets or net worth by twenty-five percent (25%) or more shall also constitute an assignment for purposes of this Agreement.

20. Subcontractors. Contractor shall provide properly skilled professional and technical personnel to perform any approved subcontracting duties. Contractor shall not engage the services of any person or persons now employed by the City without the prior written approval of City, which approval may be withheld in the City's sole and absolute discretion.

21. Integration. This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any previous oral or written agreement; provided, however, that correspondence or documents exchanged between Contractor and City may be used to assist in the interpretation of the exhibits to this Agreement.

22. Amendment. This Agreement may be amended or modified only by a subsequent written amendment executed by both parties.

23. Conflicting Provisions. In the event of a conflict between the terms and conditions of this Agreement and those of any exhibit or attachment hereto, this Agreement proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by the City shall prevail over those prepared by Contractor.

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

25. Exhibits. All exhibits hereto are made a part hereof and incorporated herein by reference; provided, however, that any language in Exhibit "A" which does not

pertain to the project description, proposal, or scope of services (as applicable) to be provided by Contractor, or any corresponding responsibilities of City, shall be deemed extraneous to, and not a part of, this Agreement.

26. Time of Essence. Time is of the essence of this Agreement.

27. Confidentiality. To the extent permissible under law, Contractor shall keep confidential its obligations hereunder and the information acquired during the performance of the project or services hereunder.

28. Third Parties. Nothing herein shall be interpreted as creating any rights or benefits in any third parties. For purposes hereof, transferees or assignees as permitted under this Agreement shall not be considered "third parties."

29. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Venue for any litigation or other action arising hereunder shall reside exclusively in the Superior Court of the County of Los Angeles, Southwest Judicial District.

30. Attorneys' Fees. In the event either party to this Agreement brings any action to enforce or interpret this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees (including expert witness fees) and costs. This provision shall survive the termination of this Agreement.

31. Claims. Any claim by Contractor against City hereunder shall be subject to Government Code §§ 810 *et seq*. The claims presentation provisions of said Act are hereby modified such that the presentation of all claims hereunder to the City shall be waived if not made within six (6) months after accrual of the cause of action.

32. Interpretation. Contractor acknowledges that it has had ample opportunity to seek legal advice with respect to the negotiation of this Agreement. This Agreement shall be interpreted as if drafted by both parties.

33. Warranty; Correction of Work. Contractor warrants that all products and work provided under this Agreement shall:

a. be delivered with good title, free of liens and encumbrances;
b. conform to the requirements of this Agreement;
c. be free from defects in materials and workmanship; and
d. be fit for their intended purpose.

Unless otherwise specified, this warranty shall remain in effect for one (1) year from the date of delivery or acceptance by the City, whichever is later, except that consumable items shall be warranted for thirty (30) days.

If, within the applicable warranty period, any product or work is determined by the City to be defective or nonconforming, Contractor shall, upon City's written notice and at its sole cost and expense, promptly repair, correct, or replace such product or work, including all labor, supervision, materials, removal, reinstallation, and related costs. Contractor shall perform such repair, correction, or replacement in accordance with the warranty response standards set forth in Exhibit "A". If Contractor fails to do so, the City may perform the work and Contractor shall reimburse the City for its reasonable costs. All corrected or replaced work shall be subject to the same warranty.

In addition to the foregoing, Contractor shall provide and pass through to the City all applicable manufacturer warranties for the goods, in the same form as set forth in Attachment A-1 to Exhibit A. Such manufacturer warranties are in addition to, and shall not limit, diminish, or supersede, Contractor's obligations under this Section 33. In the event of any conflict between the terms of a manufacturer warranty and this Agreement, the terms of this Agreement shall control.

Nothing in this Section 33 shall limit Contractor's obligation to correct or replace defective work or Contractor's indemnity obligations under Section 14. The warranty set forth in this Agreement shall survive the termination or expiration of this Agreement and shall remain in full force and effect for the applicable warranty periods stated herein and under any assigned or passed through third-party manufacturer warranties.

34. Severance. Any provision of this Agreement that is found invalid or unenforceable shall be deemed severed and all remaining provisions of this Agreement shall remain enforceable to the fullest extent permitted by law.

35. Authority. City warrants and represents that upon City Council approval, the Mayor of the City of Redondo Beach is duly authorized to enter into and execute this Agreement on behalf of City. The party signing on behalf of Contractor warrants and represents that he or she is duly authorized to enter into and execute this Agreement on behalf of Contractor, and shall be personally liable to City if he or she is not duly authorized to enter into and execute this Agreement on behalf of Contractor.

36. Waiver. The waiver by the City of any breach of any term or provision of this Agreement shall not be construed as a waiver of any subsequent breach.

SIGNATURES FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement in Redondo Beach, California, as of this 5th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

EPAX SYSTEMS, INC.,
a California corporation

Signed by:
Stefan Nielsen
CCE12AF4FC2848C...

By: _____
Name: Stefan Nielsen
Title: President / COO
4/27/2026 | 5:55 AM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED:

Signed by:
Diane Strickfaden
ABED8CF35EEF48C...

_____
Diane Strickfaden, Risk Manager
4/27/2026 | 11:59 AM PDT

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

EXHIBIT "A"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

A. **INCORPORATION OF STANDARD SPECIFICATIONS**. The 2024 edition of "Standard Specifications for Public Works Construction" ("Greenbook") is incorporated herein by this reference. In the event of any conflict between this Agreement and the Greenbook, the provisions of this Agreement shall control.

B. **CONTRACTOR'S DUTIES**

1. Contractor shall furnish, deliver, install and place into operation one (1) new JV Manufacturing 25-yard compactor for organic waste, to be located at a City designated location in its Pier/Harbor area with electrical supply provided by the City.

2. Contractor shall also perform quarterly preventative maintenance and warranty services (collectively "Services") for the term of this Agreement.

3. Supply, Delivery and Installation. Contractor shall provide all labor, materials, equipment, tools, transportation, and supervision to furnish and install the compactor in complete and operational condition.

Equipment Specifications and Pricing

Description	Cost	Qty.	Total
Self-Contained Compactor 25-yard SC-T2-30 cut Down to 84" OAH	37,230	1	37,230
Cart Dumper Over-the-Back to Accommodate Existing Carts	16,100	1	16,100
Flared to the Rear Open Top Hopper to Accommodate Cart Dumper	2,200	1	2,200
Integrated Cart Dumper Controls	3,697	1	3,697
Fixed Breaker Bar Teeth	153	1	153
Full Length Steel Channels Guides 22'	2,871	1	2,871
Pressure Gauge Power Unit Mounted	173	1	173
Hydraulic Connections Mid Run	555	1	555

Oil Level Shut Down with Indicator Light	280	1	280
Multi Cycle Operation	N/C	1	N/C
Universal Understructure	N/C	1	N/C

4. Warranty. Contractor's warranty obligations are set forth in Section 33 of the Agreement. In addition, Contractor shall provide and pass through to the City the manufacturer's limited warranty covering defects in materials and workmanship in the same form as Attachment "A-1". Contractor represents that it is authorized to assign or pass through such manufacturer warranty to the City, and that the warranty attached as Attachment "A-1" will be in full force and effect as of the date of delivery or acceptance by the City, whichever is later.

5. Warranty Response Standards. In performing its warranty obligations under Section 33 and under the manufacturer warranty, Contractor shall:

   a. Be available to receive warranty service requests 24 hours a day, seven days a week;
   b. Respond to the City within four hours of City's notification; and
   c. Commence warranty repair work within 24 hours of the City's notification; and
   d. Maintain all necessary parts and accessories to perform warranty repairs with minimal impact to the City's operations.

   If any maintenance or repair work is identified that is outside the scope of Contractor's warranty's obligations, Contractor shall obtain written authorization from City-designated staff before performing such work.

6. Quarterly Routine Maintenance. Contractor shall conduct quarterly preventative maintenance checks to include inspection and cleaning of the equipment.

   At a minimum the Quarterly Routine Maintenance shall include inspection servicing, and cleaning of:

   a. Hydraulic system condition, including fluid level, leaks, hoses, and fittings
   b. Compaction ram, guides, and wear components for alignment and wear
   c. Electrical systems, controls, wiring, and sensors for proper operation
   d. Structural components, including frame, welds, and mounting points
   e. Safety devices, including emergency stops, interlocks, and guards
   f. Seals, gaskets, and areas subject to liquid leakage
   g. Fasteners, hinges, and anchoring for tightness and integrity
   h. Operational performance, including full cycle function and abnormal noise/vibration

i. Cleanliness and removal of organic material buildup
j. Container, doors, and latching mechanisms for proper function

Contractor shall:

a. Correct all deficiencies identified during inspections;
b. Maintain written service records; and
c. Provide records to the City upon its request.

7. Parts and Accessories. Contractor shall ensure it has all necessary parts and accessories for the required work available at all times. Contractor shall address routine maintenance and extraordinary emergency maintenance issues with minimal impact to the City's operations.

ATTACHMENT “A-1”

MANUFACTURER WARRANTY

See the attached manufacturer warranty.

WARRANTY

TERM

As limited herein, the CRAM-A-LOT® products (the "goods") you have purchased are warranted by J.V. Manufacturing, Inc. ("seller") through the specified period to be free of defects in material and workmanship. This warranty does not apply to any damage including, but not limited to, damage caused by negligence, misuse, modifications, alterations, or accidents by purchaser or third parties.

Unless terminated or limited as hereinafter provided, this warranty shall continue in full force for a period of three years, and shall govern all transactions between the parties hereto following the completion of installation of the product at the end user's facility, and evidenced by a signed and dated installation report. If the installation is not provided by the manufacturer, the warranty period shall be considered to start on the date of shipment. This warranty is non-transferable from original purchaser, except in instances of distribution by authorized resellers. This warranty applies only to Cram-A-Lot goods installed within the continental United States, Alaska, and Hawaii.

Owning CRAM-A-LOT® quality is as easy as 1-2-3! J.V. Manufacturing, Inc will furnish without charge:

Compactors, Containers, Vertical Balers, and Cart Tippers:

1) All parts and labor expenses through the first year of ownership or 1,200 machine hours, whichever comes first to remedy any faults proven to be the result of defective materials or workmanship.
2) All parts through the second year or 2,400 machine hours, of ownership, whichever comes first to remedy any faults proven to be the result of defective materials or workmanship.
3) All labor expenses through the third year of ownership or 3,600 machine hours, whichever comes first to remedy any structural faults proven to be the result of defective materials or workmanship.

Pre-Crushers and Horizontal Balers including 2 Ram Auto tie:

1) All parts and labor expenses through the first year of ownership or 3,000 machine hours, whichever comes first to remedy any faults proven to be the result of defective materials or workmanship.
2) All parts through the second year or 6,000 machine hours, whichever comes first to remedy any faults proven to be the result of defective materials or workmanship.
3) All labor expenses through the third year of ownership or 9,000 machine hours, whichever comes first to remedy any structural faults proven to be the result of defective materials or workmanship.

LIMITED WARRANTY

Seller's liability under warranty shall be limited to the repair and replacement of parts and the necessary labor and services required to repair the goods and shall be in lieu of any other remedy available under applicable law and shall not to exceed the purchase price of the goods. IT IS EXPRESSLY AGREED THAT THIS WARRANTY WILL BE IN LIEU OF ALL OTHER WARRANTIES WHETHER EXPRESS OR IMPLIED, OF FITNESS AND IN LIEU OF THE WARRANTY OF MERCHANTABILITY, AND ALL SUCH OTHER WARRANTIES ARE HEREBY REVOKED AND DISCLAIMED.
WARRANTY "VOID" UPON NON-PAYMENT.

•Seller neither assumes nor authorizes any representative or person to assume for seller any other liability in connection with the sale or shipment of our products.

•Seller reserves the right to make changes or improvements in our products without notice and without incurring any obligation to prospective customers.

•Seller reserves the right to make changes or improvements in our products without incurring any obligation to similarly alter products previously purchased.

•Except in the case of damages or defect attributable to the Seller, Buyer shall not make any claim against Seller for any damaged or defective product or part.

•If Seller breaches or repudiates this contract, Buyer shall not be entitled to recover any incidental damages as that term is defined in the Uniform Commercial Code.

•If Seller breaches or repudiates this contract, Buyer shall not be entitled to any consequential damages as defined in the Uniform Commercial Code.

•Seller does not warrant that any product purchased shall conform to: (1). any affirmation of fact or promise relating to it, or (2). any description of it. No affirmation, promise, or description relating to any product purchased shall be deemed part of the basis of the parties bargain.

•No agent, employee, or representative of Seller has any authority to bind Seller to any affirmation, representation, or warranty concerning the goods sold under this contract, and unless an affirmation, representation, or warranty made by agent, employee, or representative is specifically included within this contract, it will not be enforceable by Buyer.

ITEMS NOT COVERED

Seller waives the standard warranty on the following components and systems: Downstroke baler bale ejection system - to include dump rods, dump handles, dump trays, chains, and associated components; compactor pin-off systems; Sonozaire hoses and fittings; broken or lost machine keys; broken or bent limit switch arms; all fuses and thermal / voltage / current limiting devices; hydraulic quick disconnects; guide rails, guide channels, wheel-stops, and anchor bolts.

Other items not covered under this warranty include: Adjustments required as the result of routine operations including adjustments to limit, pressure, and proximity switches. Adjustments to lasers, transducers, and relief valves. Addition of hydraulic oil. Replacement of wear items including UHMW shoes, hold down bars, rails, wiper bars, nose rollers, ground rollers, & casters. Door seal replacement. Costs related to disposal of hazardous waste, hydraulic oil, etc., shop fees, and spill or clean up charges.

ITEMS WITH LIMITED COVERAGE

The following items are covered under this warranty for the initial 90 days after installation: Tightening of hydraulic fittings and electric terminal connections, door seal leaks, full enclosure leaks, lights and light bulbs.

RETURN OF PRODUCTS OR SERVICE PARTS FOR REPAIR OR CREDIT

Unless Seller shall have authorized or permitted the return of any products or parts, in writing, or by phone with Return Material Authorization (RMA) Number assigned by J.V. Manufacturing, Inc. to the specified product or parts, seller shall not be obligated to accept from Buyer any products or parts returned, nor to make any exchange thereof, nor to credit Buyer therefor.

NOTICE OF CLAIMS

A) Buyer must notify Seller immediately by e-mail, phone, writing, or fax, of any defect, malfunction, or nonconformity after he or she knows or has reason to know the basis of any claim, and in no event more than ten days thereafter. Within 24 hours after receiving notice from the buyer, Seller will authorize repair or replacement of the defective part. (1) J.V. Manufacturing, Inc., at its sole discretion, will have the option to make repairs or authorize a distributor or third party to make repairs. (2) All claims for repairs must be accompanied with a Warranty Job Order Number. Failure to obtain a Job Order Number will relieve Seller from all liability.
B) Failure to give the notice prescribed by Subsection shall relieve the seller from all liability on any claim in respect to any transaction growing out of this warranty.
C) The provisions of this shall survive the termination of any other portions of this warranty.

COMMON CARRIER AGENT OF DISTRIBUTOR

Whenever Seller shall deliver or cause to be delivered to a common carrier any goods ordered by Buyer, whether the particular carrier shall have been designated in the shipping or routing instructions of the Buyer or not, Seller shall not be responsible for any delays or damages in shipment and the common carrier, to which Seller shall deliver goods shipped to the Buyer, is declared to be the agent of the Buyer.

COMPLETENESS OF INSTRUMENT

This instrument contains all of the agreements, understandings, representations, conditions, warranties, and covenants made between parties hereto. Unless set forth herein, neither party shall be liable for any representations made, and all modifications and amendments hereto must be in writing.

NO IMPLIED WAIVER

The failure of either party at any time to require performance by the other party of any provision hereof shall not affect in any way the full right to require such performance at any time thereafter. Nor shall the waiver by either party of a breach of any provision hereof be taken or held to be a waiver of the provision itself.

CONTROLLING LAW

The validity, interpretation, and performance of this warranty shall be controlled by and construed under the laws of the State of Arkansas, the state in which this warranty is being executed. It is understood, however, that this is a general form of warranty, designed for use in the United States wherever the Seller may desire to sell its products and that any provision herein which in any way contravenes the laws of any state or jurisdiction shall be deemed not to be a part of this warranty therein.

BUYER NOT AN AGENT

This warranty does not constitute the Buyer as the agent or legal representative of the Company, or the Company as the agent or legal representative of the Buyer for any purpose whatsoever. Neither party is granted any express or implied right or authority by the other party to assume or create any obligation or responsibility on behalf of or in the name of the other party, or to bind the other party in any manner or thing whatsoever.

FINALITY OF THE WRITING

The parties intend this document to be the final expression of their agreement and it is intended also as a complete and exclusive statement of the terms of their agreement. No course of prior dealing between the parties and no usage of the trade shall be relevant to supplement or explain any term used in this document. Acceptance or acquiescence in a course of performance rendered under this document shall not be relevant to determine the meaning of this contract even when the accepting or acquiescing party has knowledge of the nature of the performance and opportunity for objection.

EXHIBIT “B”

TERM AND TIME OF COMPLETION

TERM. This Agreement shall commence on May 6, 2026 and shall continue through May 5, 2029 unless otherwise terminated as herein provided.

Contractor shall deliver the compactor to the City within seven weeks of receipt of Purchase Order.

EXHIBIT "C"

COMPENSATION

Provided Contractor is not in default under this Agreement, Contractor shall be compensated as provided below.

A. **AMOUNT.** Contractor shall be paid in accordance with the following rate schedule.

Compactor	
Description	**Amount**
System Cost	$ 63,259
Preferred Customer Discount 2.5%	$ (1,582)
Freight	$ 3,300
Installation and Training	$ 2,100
Sales tax 9.75%	$ 6,013
TOTAL	**$ 73,090**

Quarterly Routine Maintenance	
Description	**Annual Amount**
Year 1	$ 3,400
Year 2	$ 3,400
Year 3	$ 3,400

In no event shall the total compensation paid to Contractor exceed $83,290 during the term of this Agreement.

B. **METHOD OF PAYMENT**. Contractor shall submit one invoice to City for approval and payment after delivery and installation of the compactor. Contractor shall provide an annual invoice for maintenance to City for approval and payment for services performed in the prior year. Each invoice shall indicate the description of goods and services, the dates of delivery or service, itemized costs (such as freight, installation and training), applicable taxes and discounts, maintenance year reference, corresponding amount, and the total fee. Invoices must be itemized, adequately detailed, based on accurate records, and in a form reasonably satisfactory to the City. Contractor may be required to provide backup material upon request.

C. **SCHEDULE FOR PAYMENT**. The City will make full payment within forty-five (45) days of its receipt of the invoice; provided, however, that the services are completed to the City's reasonable satisfaction. Notwithstanding the foregoing, the City may withhold up to five percent (5%) as retention and may also withhold

amounts in good-faith dispute, to the maximum extent permitted by law. Retention will be released after project completion, except for disputed amounts.

D. **NOTICE.** Written notices to City and Select Contractor shall be given by registered or certified mail, postage prepaid, email, or personally served, and addressed to the following parties.

Contractor: EPAX Systems
14641 Arminta Street
Panorama City, CA 91402
Attention: Stefan Nielsen
Email: stefan@epaxsystems.com

City: City of Redondo Beach
Public Works Department
531 N. Gertruda Ave.
Redondo Beach, CA 90277
Attention: Andrea Delap
Email: andrea.delap@redondo.org

All notices, including notices of address changes, provided under this Agreement are deemed received as follows: (1) on the second business day after emailing, provided that no “bounce-back” or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

EXHIBIT "D"

INSURANCE REQUIREMENTS FOR CONTRACTORS

Without limiting Contractor's indemnification obligations under this Agreement, Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

Minimum Limits of Insurance

Contractor shall maintain limits no less than:

General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit of $4,000,000 shall apply separately to this project.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers or (2) the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

Additional Insured Endorsement:

General Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of work performed by or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers shall be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor.

For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project. The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Contractor's part.

Acceptability of Insurers

Insurance shall be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

Verification of Coverage

Contractor shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements shall be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Subcontractors

Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Risk Management

Contractor acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

EXHIBIT "E"

AGREEMENT TO COMPLY WITH CALIFORNIA LABOR LAW REQUIREMENTS

1. Contractor acknowledges that the project as defined in this Agreement is a "public work" as defined in Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code ("Chapter 1"), and that this Agreement is subject to (a) Chapter 1, including without limitation Labor Code Section 1771 and (b) the rules and regulations established by the Director of Industrial Relations ("DIR") implementing such statutes. Contractor shall perform all work on the project as a public work. Contractor shall comply with and be bound by all the terms, rules and regulations described in 1(a) and 1(b) as though set forth in full herein.

2. California law requires the inclusion of specific Labor Code provisions in certain contracts. The inclusion of such specific provisions below, whether or not required by California law, does not alter the meaning or scope of Section 1 above.

3. Pursuant to Labor Code Section 1771.4, Contractor shall post job site notices, as prescribed by regulation.

4. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the Agreement are on file at City Hall and will be made available to any interested party on request. Contractor acknowledges receipt of a copy of the DIR determination of such prevailing rate of per diem wages, and Contractor shall post such rates at each job site covered by this Agreement.

5. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Contractor shall, as a penalty to the City, forfeit the maximum amount allowable by law for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Contractor or by any subcontractor.

6. Contractor shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Contractor and each subcontractor to (1) keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records.

7. Contractor shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6 and 1777.7 and California Administrative Code title 8, section 200 *et seq*. concerning the employment of apprentices on public works projects. Contractor shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Contractor shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Contractor and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

8. Contractor acknowledges that eight (8) hours labor constitutes a legal day's work. Contractor shall comply with and be bound by Labor Code Section 1810. Contractor shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Contractor in excess of 8 hours per day, and 40 hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than 1 and 1/2 times the basic rate of pay.

9. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Contractor hereby certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

10. For every subcontractor who will perform work on the project, Contractor shall be responsible for such subcontractor's compliance with Chapter 1 and Labor Code Sections 1860 and 3700, and Contractor shall include in the written contract between it and each subcontractor a copy of those statutory provisions and a requirement that each subcontractor shall comply with those statutory provisions. Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a periodic review of the certified payroll records of the subcontractor and upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Contractor shall diligently take corrective action to halt or rectify any failure.

11. To the maximum extent permitted by law, Contractor shall indemnify, hold harmless, and defend (at Contractor's expense with counsel acceptable to the City) the City, its officials, officers, employees, agents, independent contractors, and volunteers from and against any demand or claim for damages, compensation, fines, penalties, or other amounts arising out of or incidental to any acts or omissions listed in this Exhibit "E" by any person or entity (including Contractor, its subcontractors, and each of their officials, officers, employees, and agents) in connection with any work undertaken or in connection with the Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. This indemnification obligation shall survive the termination of the Agreement.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER IOA Insurance Services 611 North Brand Boulevard, Suite 1300 Glendale CA 91203 License#: 0E67768	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 323-951-4200 **FAX (A/C, No):** 323-951-4260 **E-MAIL ADDRESS:**
INSURED EPAXSYS-01 Epax Systems Inc. 14641 Arminta Street Panorama City CA 91402	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** California Automobile Insurance Company — 38342 **INSURER B :** Great American E & S Insurance Company — 37532 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 121294683 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	PLF501736	4/8/2026	4/8/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 500,000 $ 20,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	Y	Y	BA040000020012	1/11/2026	1/11/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
B	[ ] **UMBRELLA LIAB** [X] OCCUR X **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0			XSF501737	4/8/2026	4/8/2027	EACH OCCURRENCE AGGREGATE [ ]	$ 2,000,000 $ 2,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

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

Certificate Holder is included as Additional Insured with respect to General Liability (per form to follow from carrier) & Auto Liability when required by written contract. General Liability (per form to follow from carrier) and Auto Liability is Primary and Non-Contributory when required by written contract. Waiver of Subrogation applies to General Liability (per form to follow from carrier) and Auto Liability when required by written contract and to the extent permitted by law. Umbrella Liability Follows Form.

The City its Officers, Elected & Appointed Officials, Emloyees & Volunteers are Certificate Holders and Additional Insureds with respects to the General Liability when required by written contract per form #ESG3206 01/16 attached

CERTIFICATE HOLDER

City of Redondo Beach
Public Works Department
531 N Gertruda Ave.
Redondo Beach CA 90277
USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
TRUCKERS COVERAGE FORM

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

The following is added to the **Section II - Liability Coverage,** Paragraph **A.1. Who Is An Insured** Provision:

Any person or organization that you are required to include as additional insured on the Coverage Form in a written contract or agreement that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period is an "insured" for Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Mercury Business Auto Broadening Endorsement

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

I. NEWLY ACQUIRED OR FORMED ENTITY (BROAD FORM NAMED INSURED)

II. EMPLOYEES AS INSUREDS

III. SUPPLEMENTARY PAYMENTS

IV. ADDITIONAL TRANSPORTATION EXPENSE

V. ACCIDENTAL AIRBAG DEPLOYMENT COVERAGE

VI. GLASS REPAIR – DEDUCTIBLE WAIVER

VII. TWO OR MORE DEDUCTIBLES

VIII. AMENDED DUTIES IN EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

IX. UNINTENTIONAL ERROR, OMISSION, OR FAILURE TO DISCLOSE HAZARDS

X. PRIMARY AND NONCONTRIBUTORY IF REQUIRED BY CONTRACT

XI. BODILY INJURY REDEFINED TO INCLUDE RESULTANT MENTAL ANGUISH

XII. PERSONAL EFFECTS COVERAGE

XIII. LOSS OF USE EXPENSES

XIV. DEVICES DESIGNED FOR USE WITH AUDIO, VISUAL OR DATA ELECTRONIC EQUIPMENT

XV. PHYSICAL DAMAGE DEDUCTIBLE – VEHICLE TRACKING SYSTEM

XVI. CHAINS, TARPS, AND BINDERS COVERAGE

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BUSINESS AUTO COVERAGE FORM

I. NEWLY ACQUIRED OR FORMED ENTITY (Broad Form Named Insured)

SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. Who Is An Insured, the following is added:

Any business entity newly acquired or formed by you during the policy period provided you own 50% or more of the business entity and the business entity is not separately insured for Business Auto Coverage. Coverage is extended up to a maximum of 180 days following acquisition or formation of the business entity. Coverage under this provision is afforded only until the end of the policy period. Coverage does not apply to an "accident" which occurred before you acquired or formed the organization.

II. EMPLOYEES AS INSUREDS

SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. COVERAGE, 1. Who Is An Insured, the following is added:

Any "employee" of yours is an "insured" while using a "covered auto" you do not "own", lease, hire, rent, or borrow, which is used in connection with your business.

III. SUPPLEMENTARY PAYMENTS

SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 3. Coverage Extensions, a. Supplementary Payments, Subparagraphs **(2)** and **(4)** are replaced by the following:

(2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We are not obligated to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

IV. ADDITIONAL TRANSPORTATION EXPENSE

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 2. Coverage Extensions, a. Transportation Expenses, is amended by:

Replacing $20 per day with $50 per day, and the $600 maximum with $1,000 maximum. If your business shown in the "Declarations" is other than an auto dealership, we will also pay up to $1,000 for reasonable and necessary costs incurred by you to return a stolen "covered auto" from the place where it is recovered to its usual garaging location.

V. ACCIDENTAL AIRBAG DEPLOYMENT COVERAGE

SECTION III - PHYSICAL DAMAGE COVERAGE, B. Exclusions, 3.a., is amended to add the following:

This exclusion does not apply to the accidental discharge of an airbag.

VI. GLASS REPAIR – DEDUCTIBLE WAIVER

SECTION III - PHYSICAL DAMAGE COVERAGE, D. Deductible, the following is added:

No deductible applies to glass damage if the glass is repaired rather than replaced.

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VII. TWO OR MORE DEDUCTIBLES

SECTION III -PHYSICAL DAMAGE COVERAGE, D. Deductible, the following is added:

If two or more "company" policies or coverage forms apply to the same accident:

1. If the applicable Business Auto deductible is the smallest, it will be waived; or

2. If the applicable Business Auto deductible is not the smallest, it will be reduced by the amount of the smallest deductible; or

3. If the loss involves two or more Business Auto coverage forms or policies the smallest deductible will be waived.

For the purpose of this endorsement "company" means the company providing this insurance and any of the affiliated members of the Mercury Insurance Group of companies.

VIII. AMENDED DUTIES IN EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

The requirement in **SECTION IV, BUSINESS AUTO CONDITIONS, A. Loss Conditions, 2. Duties In The Event Of Accident, Claim, Suit, Or Loss, a.**, In the event of "accident", you must notify us of an "accident" applies only when the "accident" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

IX. UNINTENTIONAL ERROR, OMISSION, OR FAILURE TO DISCLOSE HAZARDS

SECTION IV - BUSINESS AUTO CONDITIONS, B. General Conditions, 2. Concealment, Misrepresentation, or Fraud, the following is added:

Any unintentional omission of or error in information given by you, or unintentional failure to disclose all exposures or hazards existing as of the effective date or at any time during the policy period shall not invalidate or adversely affect the coverage for such exposure or hazard or prejudice your rights under this insurance. However, you must report the undisclosed exposure or hazard to us as soon as reasonably possible after its discovery. This provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

X. PRIMARY AND NONCONTRIBUTORY IF REQUIRED BY CONTRACT

SECTION IV – BUSINESS AUTO CONDITIONS, B. General Conditions, 5. Other Insurance, the following is added and supersedes any provision to the contrary:

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

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

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

XI. BODILY INJURY REDEFINED TO INCLUDE RESULTANT MENTAL ANGUISH

SECTION V – DEFINITIONS, D. "Bodily Injury" is amended by adding the following:

"Bodily injury" also includes mental anguish but only when the mental anguish arises from other bodily injury, sickness, or disease.

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XII. PERSONAL EFFECTS COVERAGE

SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 2. Coverage Extensions, the following is added:

Personal Effects

We will pay up to $500 for “loss” to personal effects which:

(1) Are owned by you or a driver listed in the “Declarations”; and

(2) Are in or on a “covered auto” at the time of “loss”.

This coverage applies only in the event of a total theft of a “covered auto”. No additional deductible applies to the coverage. Tapes, records, discs or other similar devices used with audio, visual or data electronic equipment are not considered personal effects.

XIII. LOSS OF USE EXPENSES

If you pay the premium for Hired Auto Physical Damage, we will pay expenses for which you become legally responsible to pay for loss of use of an “auto” due to “loss” or “accident” covered by Hired Auto Physical Damage. However, the most we will pay for any expenses for loss of use is $20 per day, to a maximum of $600. The insurance provided by this provision is excess over any other collectible insurance.

XIV. DEVICES DESIGNED FOR USE WITH AUDIO, VISUAL OR DATA ELECTRONIC EQUIPMENT

SECTION III – PHYSICAL DAMAGE COVERAGE, B. Exclusions, 4.a., is replaced by the following:

a. Under Comprehensive Coverage we will pay up to $200 for “loss” to tapes, records, discs or other similar audio, visual, data electronic devices designed for use with audio, visual or data electronic equipment. We will pay only if the tapes, records, discs or other similar audio, visual or data electronic devices designed for use with audio, visual or data electronic equipment:

(1) Are your property or that of a driver listed in the “Declarations”; and

(2) Are in a “covererd auto” at the time of “loss”.

This coverage applies only in the event of a total theft of a “covered auto”. No additional deductible applies to this coverage.

XV. PHYSICAL DAMAGE DEDUCTIBLE – VEHICLE TRACKING SYSTEM

SECTION III – PHYSICAL DAMAGE COVERAGE, D. Deductible, is amended by adding the following:

Any Comprehensive Deductible shown in the “Declarations” will be reduced by 50% for any "loss" caused by theft if the “covered auto” is equipped with a vehicle tracking device such as a radio tracking device or a global position device and that device was the method of recovery of that “covered auto” by the “insured” or law enforcement.

XVI. CHAINS, TARPS, AND BINDERS COVERAGE

SECTION III – PHYSICAL DAMAGE COVERAGE, C. Limits Of Insurance, the following is added:

The most we will pay for the "loss" to chains, tarpaulins, binders, and cargo securing devices will be $500.

The chains, tarpaulins, binders, or cargo securing devices must be in or on the "covered auto" at the time of "loss".

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

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

SECTION IV – BUSINESSS AUTO CONDITIONS, A. Loss Conditions, 5. Transfer of Rights Of Recovery Against Others To Us, the following is added:

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any “accident” or “loss”, provided that the “accident” or “loss” arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
IOA Insurance Services
611 North Brand Boulevard, Suite 1300
Glendale CA 91203

License#: 0E67768

CONTACT NAME:
PHONE (A/C, No, Ext): 323-951-4200 **FAX (A/C, No):** 323-951-4260
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : California Automobile Insurance Company	38342
INSURER B : Great American E & S Insurance Company	37532
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Epax Systems Inc.
14641 Arminta Street
Panorama City CA 91402

EPAXSYS-01

COVERAGES **CERTIFICATE NUMBER:** 121294683 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC OTHER:	Y	Y	PLF501736	4/8/2026	4/8/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 20,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	Y	Y	BA040000020012	1/11/2026	1/11/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	[ ] **UMBRELLA LIAB** [X] OCCUR X **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0			XSF501737	4/8/2026	4/8/2027	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

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

Certificate Holder is included as Additional Insured with respect to General Liability (per form to follow from carrier) & Auto Liability when required by written contract. General Liability (per form to follow from carrier) and Auto Liability is Primary and Non-Contributory when required by written contract. Waiver of Subrogation applies to General Liability (per form to follow from carrier) and Auto Liability when required by written contract and to the extent permitted by law. Umbrella Liability Follows Form.

The City its Officers, Elected & Appointed Officials, Emloyees & Volunteers are Certificate Holders and Additional Insureds with respects to the General Liability when required by written contract per form #ESG3206 01/16 attached

CERTIFICATE HOLDER

City of Redondo Beach
Public Works Department
531 N Gertruda Ave.
Redondo Beach CA 90277
USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
TRUCKERS COVERAGE FORM

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

The following is added to the **Section II - Liability Coverage,** Paragraph **A.1. Who Is An Insured** Provision:

Any person or organization that you are required to include as additional insured on the Coverage Form in a written contract or agreement that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period is an "insured" for Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Mercury Business Auto Broadening Endorsement

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

I. NEWLY ACQUIRED OR FORMED ENTITY (BROAD FORM NAMED INSURED)

II. EMPLOYEES AS INSUREDS

III. SUPPLEMENTARY PAYMENTS

IV. ADDITIONAL TRANSPORTATION EXPENSE

V. ACCIDENTAL AIRBAG DEPLOYMENT COVERAGE

VI. GLASS REPAIR – DEDUCTIBLE WAIVER

VII. TWO OR MORE DEDUCTIBLES

VIII. AMENDED DUTIES IN EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

IX. UNINTENTIONAL ERROR, OMISSION, OR FAILURE TO DISCLOSE HAZARDS

X. PRIMARY AND NONCONTRIBUTORY IF REQUIRED BY CONTRACT

XI. BODILY INJURY REDEFINED TO INCLUDE RESULTANT MENTAL ANGUISH

XII. PERSONAL EFFECTS COVERAGE

XIII. LOSS OF USE EXPENSES

XIV. DEVICES DESIGNED FOR USE WITH AUDIO, VISUAL OR DATA ELECTRONIC EQUIPMENT

XV. PHYSICAL DAMAGE DEDUCTIBLE – VEHICLE TRACKING SYSTEM

XVI. CHAINS, TARPS, AND BINDERS COVERAGE

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BUSINESS AUTO COVERAGE FORM

I. NEWLY ACQUIRED OR FORMED ENTITY (Broad Form Named Insured)

SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. Who Is An Insured, the following is added:

Any business entity newly acquired or formed by you during the policy period provided you own 50% or more of the business entity and the business entity is not separately insured for Business Auto Coverage. Coverage is extended up to a maximum of 180 days following acquisition or formation of the business entity. Coverage under this provision is afforded only until the end of the policy period. Coverage does not apply to an "accident" which occurred before you acquired or formed the organization.

II. EMPLOYEES AS INSUREDS

SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. COVERAGE, 1. Who Is An Insured, the following is added:

Any "employee" of yours is an "insured" while using a "covered auto" you do not "own", lease, hire, rent, or borrow, which is used in connection with your business.

III. SUPPLEMENTARY PAYMENTS

SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 3. Coverage Extensions, a. Supplementary Payments, Subparagraphs **(2)** and **(4)** are replaced by the following:

(2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We are not obligated to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

IV. ADDITIONAL TRANSPORTATION EXPENSE

SECTION III - PHYSICAL DAMAGE COVERAGE, A. Coverage, 2. Coverage Extensions, a. Transportation Expenses, is amended by:

Replacing $20 per day with $50 per day, and the $600 maximum with $1,000 maximum. If your business shown in the "Declarations" is other than an auto dealership, we will also pay up to $1,000 for reasonable and necessary costs incurred by you to return a stolen "covered auto" from the place where it is recovered to its usual garaging location.

V. ACCIDENTAL AIRBAG DEPLOYMENT COVERAGE

SECTION III - PHYSICAL DAMAGE COVERAGE, B. Exclusions, 3.a., is amended to add the following:

This exclusion does not apply to the accidental discharge of an airbag.

VI. GLASS REPAIR – DEDUCTIBLE WAIVER

SECTION III - PHYSICAL DAMAGE COVERAGE, D. Deductible, the following is added:

No deductible applies to glass damage if the glass is repaired rather than replaced.

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VII. TWO OR MORE DEDUCTIBLES

SECTION III -PHYSICAL DAMAGE COVERAGE, D. Deductible, the following is added:

If two or more "company" policies or coverage forms apply to the same accident:

1. If the applicable Business Auto deductible is the smallest, it will be waived; or

2. If the applicable Business Auto deductible is not the smallest, it will be reduced by the amount of the smallest deductible; or

3. If the loss involves two or more Business Auto coverage forms or policies the smallest deductible will be waived.

For the purpose of this endorsement "company" means the company providing this insurance and any of the affiliated members of the Mercury Insurance Group of companies.

VIII. AMENDED DUTIES IN EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

The requirement in **SECTION IV, BUSINESS AUTO CONDITIONS, A. Loss Conditions, 2. Duties In The Event Of Accident, Claim, Suit, Or Loss, a.**, In the event of "accident", you must notify us of an "accident" applies only when the "accident" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

IX. UNINTENTIONAL ERROR, OMISSION, OR FAILURE TO DISCLOSE HAZARDS

SECTION IV - BUSINESS AUTO CONDITIONS, B. General Conditions, 2. Concealment, Misrepresentation, or Fraud, the following is added:

Any unintentional omission of or error in information given by you, or unintentional failure to disclose all exposures or hazards existing as of the effective date or at any time during the policy period shall not invalidate or adversely affect the coverage for such exposure or hazard or prejudice your rights under this insurance. However, you must report the undisclosed exposure or hazard to us as soon as reasonably possible after its discovery. This provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

X. PRIMARY AND NONCONTRIBUTORY IF REQUIRED BY CONTRACT

SECTION IV – BUSINESS AUTO CONDITIONS, B. General Conditions, 5. Other Insurance, the following is added and supersedes any provision to the contrary:

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

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

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

XI. BODILY INJURY REDEFINED TO INCLUDE RESULTANT MENTAL ANGUISH

SECTION V – DEFINITIONS, D. "Bodily Injury" is amended by adding the following:

"Bodily injury" also includes mental anguish but only when the mental anguish arises from other bodily injury, sickness, or disease.

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XII. PERSONAL EFFECTS COVERAGE

SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 2. Coverage Extensions, the following is added:

Personal Effects

We will pay up to $500 for “loss” to personal effects which:

(1) Are owned by you or a driver listed in the “Declarations”; and

(2) Are in or on a “covered auto” at the time of “loss”.

This coverage applies only in the event of a total theft of a “covered auto”. No additional deductible applies to the coverage. Tapes, records, discs or other similar devices used with audio, visual or data electronic equipment are not considered personal effects.

XIII. LOSS OF USE EXPENSES

If you pay the premium for Hired Auto Physical Damage, we will pay expenses for which you become legally responsible to pay for loss of use of an “auto” due to “loss” or “accident” covered by Hired Auto Physical Damage. However, the most we will pay for any expenses for loss of use is $20 per day, to a maximum of $600. The insurance provided by this provision is excess over any other collectible insurance.

XIV. DEVICES DESIGNED FOR USE WITH AUDIO, VISUAL OR DATA ELECTRONIC EQUIPMENT

SECTION III – PHYSICAL DAMAGE COVERAGE, B. Exclusions, 4.a., is replaced by the following:

a. Under Comprehensive Coverage we will pay up to $200 for “loss” to tapes, records, discs or other similar audio, visual, data electronic devices designed for use with audio, visual or data electronic equipment. We will pay only if the tapes, records, discs or other similar audio, visual or data electronic devices designed for use with audio, visual or data electronic equipment:

(1) Are your property or that of a driver listed in the “Declarations”; and

(2) Are in a “covererd auto” at the time of “loss”.

This coverage applies only in the event of a total theft of a “covered auto”. No additional deductible applies to this coverage.

XV. PHYSICAL DAMAGE DEDUCTIBLE – VEHICLE TRACKING SYSTEM

SECTION III – PHYSICAL DAMAGE COVERAGE, D. Deductible, is amended by adding the following:

Any Comprehensive Deductible shown in the “Declarations” will be reduced by 50% for any "loss" caused by theft if the “covered auto” is equipped with a vehicle tracking device such as a radio tracking device or a global position device and that device was the method of recovery of that “covered auto” by the “insured” or law enforcement.

XVI. CHAINS, TARPS, AND BINDERS COVERAGE

SECTION III – PHYSICAL DAMAGE COVERAGE, C. Limits Of Insurance, the following is added:

The most we will pay for the "loss" to chains, tarpaulins, binders, and cargo securing devices will be $500.

The chains, tarpaulins, binders, or cargo securing devices must be in or on the "covered auto" at the time of "loss".

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

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

SECTION IV – BUSINESSS AUTO CONDITIONS, A. Loss Conditions, 5. Transfer of Rights Of Recovery Against Others To Us, the following is added:

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any “accident” or “loss”, provided that the “accident” or “loss” arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

Administrative Report

H.13., **File #** 26-0536 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: MIKE COOK, INFORMATION TECHNOLOGY DIRECTOR

TITLE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS FOR THE POSITION OF INFORMATION TECHNOLOGY OPERATIONS SUPERVISOR

EXECUTIVE SUMMARY

The Information Technology Department's budget includes an Information Technology Operations Supervisor position, which is currently vacant. The last update to the position's job specification occurred in 2003 and includes references to legacy technologies and focuses on hands-on administration of technical systems rather than supervision and program/project management. Prior to initiating recruitment to fill the vacancy, an update of the class specification in the Official Book of Class Specifications for the position is warranted. The proposed class specification has been reviewed and agreed to by the Human Resources Department, incumbent staff in the classification, and the Redondo Beach City Professional & Supervisory Association, the bargaining unit representing the specification.

BACKGROUND

The City maintains an Official Book of Class Specifications for positions in the service of the City. As recruitments for open positions are initiated, class specifications are included to state the job duties, responsibilities, and qualifications. The Official Book of Class Specifications was last updated for the classification in 2003. The inclusion of this updated class specification is recommended pursuant to Section 2-3.502 of Article 5 and Section 2-3.603 of Article 6, Chapter 3, Title 2 of the Redondo Beach Municipal Code, which authorizes the Mayor and City Council to set forth, from time to time, the class titles, and specifications for job classifications. This highly technical position requires domain-specific knowledge of information technology systems specific to the City. Due to the rapid rate of technological advancement, up to date classification specifications are crucial to the successful recruitment of qualified staff.

Staff has prepared the job class specification to be commensurate with the duties, expectations, and requirements of Information Technology Operations Supervisor positions in other Cities and has included the City's standard language and formatting. Prior to filling the Information Technology Operations Supervisor position, it is recommended that the updated class specification be approved by the City Council and included in the City's Official Book of Class Specifications.

COORDINATION

The job class specification for the Information Technology Operations Supervisor has been coordinated with the Information Technology Department, Human Resources Department, and with representatives of the Redondo Beach City Professional & Supervisory Association.

FISCAL IMPACT

Funding to complete this process is included in the FY 2025-26 Operating Budgets for the participating Departments.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. 2605-025 Amending the Official Book of Class Specifications for the Position of Information Technology Operations Supervisor Classification Specification
- Class Specification - Information Technology Operations Supervisor

RESOLUTION NO. CC-2605-025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS FOR THE POSITION OF INFORMATION TECHNOLOGY OPERATIONS SUPERVISOR

WHEREAS, pursuant to Sections 2-3.602 and 2-3.603 of Article 6, Chapter 3, Title 2 of the Redondo Beach Municipal Code, the Mayor and City Council shall set forth from time to time the Class Titles and Specifications for job classifications; and,

WHEREAS, it is necessary to amend the Official Book of Class Specifications to reflect such action of the City Council.

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

SECTION 1. That the Official Book of Class Specifications is hereby amended, as reflected in the attached Exhibit "A" relating to the class specification for the position of Information Technology Operations Supervisor

SECTION 2. This resolution shall take effect immediately upon its adoption by the City Council.

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

PASSED, APPROVED AND ADOPTED this 5th day of May, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2605-025 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 5th day of May, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

EXHIBIT A

JOB SPECIFICATION FOR INFORMATION TECHNOLOGY OPERATIONS SUPERVISOR

See attached job specification.

City of Redondo Beach Approved:
Class Specification Resolution:

INFORMATION TECHNOLOGY OPERATIONS SUPERVISOR

DEFINITION:

Under direction of the Information Technology Director, this position is accountable as a supervisor of the Information Technology Department to achieve results in support of the City's mission, goals, policies and objectives. This position is responsible for supervision of customer service operations, IT service desk staff and assignments, desktop support, audio/visual systems, and assists with network and server operations, identity management, infrastructure operations and application administration. This position serves as a senior technical resource and assesses user requirements, recommends/executes technological solutions, manages complex technology projects, ensures a high level of operational readiness, evaluates changing computer and communication technology with respect to its potential application to the City, responds to information systems outages and incidents, and performs other related duties as required.

EXAMPLES OF DUTIES, RESPONSIBILITIES AND EXPECTATIONS:

- Plans, organizes and maintains all computer systems within the City, including data networks, virtual and cloud server environments, identity management, cybersecurity systems, business information systems and public safety systems
- Leads and coordinates technology projects involving multiple departments, vendors and technical teams to ensure timely and successful delivery of systems and services.
- Works with the major information systems used in the City
- Works with telecommunications systems
- Executes direct supervision of IT service desk staff and operations and serves as escalation contact
- Assists the Information Technology Director with infrastructure and enterprise application projects and operations
- Researches and investigates new computer hardware and software products for their application in the City's computing environment to improve services and reduce costs

- Coordinates administration of City computer systems, data networks, and internet technologies
- Oversees personal computer (PC)/network support including suggesting appropriate purchases, developing installation procedures, monitoring vendor support, and providing any maintenance as required
- Assists in long-range planning and short-term system implementation planning
- Works positively and constructively with users in a highly technical and demanding environment
- Communicates clearly and concisely, both orally and in writing
- Supervises, evaluates and trains assigned staff
- Works with employees to correct performance deficiencies
- Recommends and implements modifications to division policies and procedures as appropriate
- Establishes and maintains cooperative working relationships with internal and external customers
- Provides effective leadership to accomplish the administrative objectives of the City Manager and the policy goals of the City Council
- Conducts regular performance evaluations of personnel, giving frequent and specific feedback about personnel performance; holding employee accountable for execution and customer service and celebrating accomplishments and successes
- Delivers responsive and effective internal and external customer service while solving problems and proactively creating sustainable solutions to issues
- Conducts duties, responsibilities, tasks and assignments with a constructive, cooperative, positive, professional attitude and demeanor
- Supports the City's mission, goals, policies and objectives
- Supports the City's corporate values of: Openness and honesty; integrity and ethics; accountability; outstanding customer service; teamwork; excellence; and fiscal and environmental responsibility
- Working irregular hours including evenings, nights, and weekends as necessary.
- Available for call-back and automatic return to work with a reasonable response time for major emergencies, disasters, and critical incidents. Responds to

information technology and cybersecurity incidents and outages including after-hours, weekends and holidays as needed in support of City operations

- Performs other related tasks or functions deemed necessary to daily operations.

CLASSIFICATION:
This position is designated as Classified and is exempt from coverage under the Fair Labor Standards Act (FLSA) overtime regulations.

QUALIFICATIONS

This position requires:
Knowledge of:

- Information systems including ERP Systems, Content Management Systems, Customer Relationship Management Systems, Microsoft Windows, Windows Server, Active Directory, Endpoint Management Tools, Azure, M365/Exchange Online, VmWare, Meraki, and RingCentral, or similar
- Data communications technologies
- Telecommunications technologies
- The operation of local area networks (LANs), wide areas networks (WANs), internet technologies, and wireless technologies
- Principles and practices of supervision, training and personnel management.

Ability to:

- Balance multiple projects, assignments, operational needs and tasks
- Install, maintain, operate and configure computer hardware and software
- Provide support for the City's computer and users
- Troubleshoot personal computer hardware problems and malfunctions
- Work with a significant degree of independence
- Supervise the activities of assigned staff
- Legally operate a motor vehicle in California.

Skills in:

- Advanced written and spoken English

- Technical writing, customer service
- IT service desk operations
- Preparing reports
- Conducting meetings
- Creating and delivering formal presentations
- Project Management

Required Education and Experience:

- Five (5) years hands-on and in-depth working experience in a combination of information systems including ERP Systems, Content Management Systems, Customer Relationship Management Systems, Microsoft Windows, Windows Server, Active Directory, Endpoint Management Tools, Azure, M365/Exchange Online, VmWare, Meraki, Cybersecurity and RingCentral, or similar
- Five years of high-level experience in maintaining PCs, networks and software in a commercial or governmental environment and a working knowledge of personnel and project management
- A bachelor's degree with an emphasis in information technology or business administration or technical certifications (i.e. PMP, CCIE, CCNA, MCSE) is preferred

Other Requirements:

- Possession of a valid California Driver License is required
- Certifications in Project Management, ITIL, Microsoft Windows, Windows Server, Active Directory, Endpoint Management Tools, Azure, M365/Exchange Online, VmWare, Meraki, Cybersecurity and RingCentral are preferred.
- Certification in Project Management (PMP, or similar) is highly desirable.
- Knowledge in the use of complex software systems, networks, applications and their underlying infrastructure

In addition, this position requires computer literacy with knowledge in the use of Microsoft Office; the ability to communicate using email programs; and an understanding of and adherence to City policies for information technology.

The position's expected competencies are sound decision-making skills, critical thinking ability, problem solving and innovation skills, drive for results, analytic skills, interpersonal, customer service and diplomatic skills, ethical conduct, supervisory skills, project management, and proven top performances.

The position requires meeting the physical employment standards for the job classification.

PHYSICAL DEMANDS AND WORKING CONDITIONS:

While performing the duties of this job, the employee may frequently sit, use a telephone and personal computer for extended periods of time, install and remove desktop, server and network equipment, drive City vehicles to support technology at remote locations, climb ladders/staircases, stoop, balance and kneel, use arms, legs and back to occasionally lift and/or move up to 50 pounds.

Job description statements describe the general nature and levels of work performed by employees and are not intended as an exhaustive list of all responsibilities, duties and skills required.

Administrative Report

H.14., **File #** 26-0541 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: ELEANOR MANZANO, CITY CLERK

TITLE

EXCUSED ABSENCES FROM VARIOUS COMMISSION AND COMMITTEE MEETINGS

EXECUTIVE SUMMARY

Commissioner/Member	Board/Commission/Committee	Meeting Date
Ziva Chabot	Youth	March 5, 2026
Natalie Hwang	Youth	March 5, 2026
Mara Lang	Public Amenities	March 11, 2026
Edward Caldwell	Public Amenities	March 11, 2026
Jasmine Allen	Budget & Finance	March 12, 2026
Trent Turner	Budget & Finance	March 12, 2026
Cindi Arrata	Public Works & Sustainability	March 23, 2026
Bhuvan Bajaj	Public Works & Sustainability	March 23, 2026
Michelle Gold	Cultural Arts	March 25, 2026
Victoria Pitzele	Cultural Arts	March 25, 2026
Baran Taghvaei	Youth	April 2, 2026
Edward Caldwell	Public Amenities	April 8, 2026
Mara Lang	Public Amenities	April 8, 2026
Jeffrey Rowe	Public Amenities	April 8, 2026
Roger Light	Planning	April 16, 2026
Jason Conroy	Planning	April 16, 2026
Jay Tsao	Public Works & Sustainability	April 27, 2026

On March 6, 2026, the City Clerk received notification from Commissioner Chabot, requesting an excused absence for the March 5, 2026 Youth Commission meeting for personal reasons.

On March 4, 2026, the City Clerk received notification from Commissioner Hwang, requesting an excused absence for the March 5, 2026, Youth Commission meeting for personal reasons.

On March 11, 2026, the City Clerk received notification from Commissioner Lang, requesting an excused absence for the March 11, 2026, Public Amenities Commission meeting for personal reasons.

On March 11, 2026, the City Clerk received notification from Commissioner Caldwell, requesting an excused absence for the March 11, 2026, Public Amenities Commission meeting for personal reasons.

On March 4, 2026, the City Clerk received notification from Commissioner Allen, requesting an excused absence for the March 12, 2026, Budget & Finance Commission meeting for personal reasons.

On March 10, 2026, the City Clerk received notification from Commissioner Turner, requesting an excused absence for the March 12, 2026, Budget & Finance Commission meeting for personal reasons.

On March 23, 2026, the City Clerk received notification from Commissioner Arrata, requesting an excused absence for the March 23, 2026, Public Works & Sustainability Commission meeting for personal reasons.

On March 23, 2026, the City Clerk received notification from Commissioner Bajaj, requesting an excused absence for the March 23, 2026, Public Works & Sustainability Commission meeting for personal reasons.

On March 25, 2026, the City Clerk received notification from Commissioner Gold, requesting an excused absence for the March 25, 2026, Cultural Arts Commission meeting for personal reasons.

On March 21, 2026, the City Clerk received notification from Commissioner Pitzele, requesting an excused absence for the March 25, 2026, Cultural Arts Commission meeting for personal reasons.

On April 2, 2026, the City Clerk received notification from Commissioner Taghvaei, requesting an excused absence for the April 2, 2026, Youth Commission meeting for personal reasons.

On April 1, 2026, the City Clerk received notification from Commissioner Caldwell, requesting an excused absence for the April 8, 2026, Public Amenities Commission meeting for personal reasons.

On April 8, 2026, the City Clerk received notification from Commissioner Lang, requesting an excused absence for the April 8, 2026, Public Amenities Commission meeting for personal reasons.

On April 8, 2026, the City Clerk received notification from Commissioner Rowe, requesting an excused absence for the April 8, 2026, Public Amenities Commission meeting for personal reasons.

On April 6, 2026, the City Clerk received notification from Commissioner Light, requesting an excused absence for the April 16, 2026, Planning Commission meeting for personal reasons.

On April 10, 2026, the City Clerk received notification from Commissioner Conroy, requesting an

excused absence for the April 16, 2026, Planning Commission meeting for personal reasons.

On April 27, 2026, the City Clerk received notification from Commissioner Tsao, requesting an excused absence for the April 27, 2026 Public Works & Sustainability Commission meeting for personal reasons.

BACKGROUND

As of September 3, 2019, the City Council authorized the City Clerk to revise the policy pertaining to requests for excused absences, whereby Board Members and Commissioners are required to communicate impending absences directly to the City Clerk for processing.

Pursuant to Sec 2-9.107 of Redondo Beach Municipal Code in order for absences from regular meetings of City Commissions to be considered excused absences, permission must be requested from the City Council and approval must be expressed in the official minutes of the Council.

APPROVED BY:
Eleanor Manzano, City Clerk

FISCAL IMPACT

None

Administrative Report

H.15., **File #** 26-0542 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: KATHERINE BUCK, ACTING WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

TITLE

APPROVE THE CITY'S CONSENT TO RDR'S TWELFTH SUBLEASE AMENDMENT WITH PEGGY HIRAIZUMI, DBA KOBE PEARL, FOR PROPERTY LOCATED AT 100 "D" FISHERMAN'S WHARF

EXECUTIVE SUMMARY

The City has a lease with RDR Living Trust of 1996, Robert Dale Resnick, Trustee (RDR or Lessee) for the premises located at 100 (A-L) Fisherman's Wharf on the Redondo Beach Pier. Under the terms of the lease, the City retains the right to consent to all subleases, amendments to subleases, and assignments within the leasehold area. RDR has requested the City consent to an amendment and assignment of the sublease with Peggy Hiraizumi (Sublessee), dba Kobe Pearl, a retail jewelry store located at 100 "D" Fisherman's Wharf that has operated in the location since 1991. Approval of the recommended Consent to the Twelfth Sublease Amendment would extend the sublease term to April 30, 2031 and would assign and amend the sublease to Thirty One Fifty LLC (Assignee). It would have no effect on the amount of ground rent remitted to the City. It is recommended the City Council approve the consent and allow for execution of the proposed sublease amendment and assignment.

BACKGROUND

On July 1, 2008 the City of Redondo Beach entered into a master lease with RDR Living Trust of 1996 (RDR or Lessee) for the premises located at 100 (A-L) Fisherman's Wharf on the Redondo Beach Pier. The lease allows for portions of the leasehold property to be subleased however, the Lessee is required to obtain City consent for all subleases, amendments to subleases, and assignments.

RDR is requesting the City's consent to amend the lease between RDR and Peggy Hiraizumi, dba Kobe Pearl at 100 "D" Fisherman's Wharf. RDR and Kobe Pearl entered into the original lease for the premises on October 25, 1991. The proposed Twelfth Amendment to the Lease: extends the lease term to April 30, 2031, with no further options to extend, and assigns the sublease to Thirty One Fifty LLC. Blayne Yamamoto, Manager of Thirty One Fifty LLC, has executed a personal guaranty of the lease obligations. The City collects 5% of the gross revenue generated by the business. There is no change to this provision as a result of the new sublease.

COORDINATION

The Consent to Amendment document was reviewed and approved as to form by the City Attorney's Office.

FISCAL IMPACT

Approval of the recommended Consent to the Twelfth Sublease Amendment would result in a minimum monthly rent payment of $4,329.22 to RDR. The City receives 5% of the business's gross revenue, totaling approximately $21,000 per year. The revenue accrues to the City's Tidelands Fund.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Proposed Twelfth Amendment and Assignment of Sublease between RDR (Master Leaseholder), Peggy Hiraizumi (Sublessee), and Thirty One Fifty LLC (Assignee)
- City Consent to the Twelfth Amendment of Sublease - Peggy Hiraizumi, dba Kobe Pearl

Redondo Landing – On The Pier

TWELFTH AMENDMENT AND ASSIGNMENT OF LEASE

100"D" FISHERMAN'S WHARF

KOBE PEARL

PARTIES: **RDR Properties, LLC, a California limited liability company ("Lessor"), Peggy Hiraizumi dba Kobe Pearl ("Lessee"), Thirty One Fifty LLC, a California limited liability company ("Assignee"), and Blayne Yamamoto ("Guarantor")**

PREMISES: **100 Fisherman's Wharf, Unit "D", Redondo Beach, CA 90277 ("Premises")**

EFFECTIVE DATE: **March 1, 2026 ("Effective Date")**

RE: **EXTENSION OF TERM; ASSIGNMENT OF LEASE**

1. **Recitals**: Robert D. Resnick and Lessee entered into a lease (the **"Original Lease"**) for the Premises dated October 25, 1991. Resnick's interests were subsequently assigned to the RDR Living Trust of 1996 which subsequently assigned all of its rights, title, and interest in and to the Lease to Lessor; and the Lease was first amended on or about March 14, 1997, second amended on or about February 18, 1999, third amended on or about April 4, 2001, fourth amended on or about April 4, 2004, fifth amended on or about March 15, 2006, sixth amended on or about May 1, 2007, seventh amended on or about May 1, 2008, eighth amended on or about May 1, 2009, amended again by another document also titled Eighth Amendment to Lease on or about May 1, 2012, ninth amended on or about December 1, 2016, tenth amended on or about January 16, 2020, and eleventh amended on or about April 23, 2024 (the Original Lease, as so amended and assigned is hereafter referred to as the **"Lease"**). All defined terms used in this Assignment and Twelfth Amendment of Lease (**"Twelfth Amendment"**), unless otherwise expressly defined in this Twelfth Amendment, shall have the same meanings as when used in the Lease if defined therein.

2. **Amendment To Lease**: Lessee and Lessor hereby agree that notwithstanding anything in the Lease to the contrary, the provisions set forth in this Twelfth Amendment will be deemed to be part of the Lease, as of the Effective Date.

3. **Term**: The Termination Date of the Lease is hereby extended to April 30, 2031. Lessee shall have no further options to extend the Termination Date beyond April 30, 2031.

4. **Minimum Monthly Rent**: The Minimum Monthly Rent payable under Paragraph 1.7 of the Original Lease, shall be increased and payable by Lessee as follows:

Adjustment Date	Increase	Total Monthly Rent
May 1, 2026	$ 166.51	$ 4,329.22
May 1, 2027	$ 173.17	$ 4,502.39
May 1, 2028	$ 180.10	$ 4,682.48
May 1, 2029	$ 187.30	$ 4,869.78
May 1, 2030	$ 389.58	$ 5,064.57

5. **Security Deposit**: Lessee's Security Deposit on file with Lessor, pursuant to Paragraphs 1.1 and 5 of the Original Lease, which the parties agree as of the Effective Date is $8,165.31, shall be increased by Lessee as follows:

Adjustment Date	Increase	Total Security Deposit
May 1, 2026	$ 493.13	$ 8,658.44
May 1, 2027	$ 346.34	$ 9,004.77
May 1, 2028	$ 360.19	$ 9,364.97
May 1, 2029	$ 374.60	$ 9,739.56
May 1, 2030	$ 389.58	$ 10,129.15

6. **Assignment of Lease; Guaranty**: For good and valuable consideration, the receipt of which is hereby confirmed by all of the undersigned:

A. **Assignment of Lease**: Lessee hereby assigns, transfers, and conveys all of its rights, title, and interest in and to the Lease to Assignee (the **"Assignment"**) upon and subject to the terms and conditions stated in this Twelfth Amendment. The Assignment (i) shall be effective as of the Effective Date, and (ii) is subject to, and shall have no force or effect without, the approval of this Twelfth Amendment by the City of Redondo Beach.

B. **Assumption of Lease**: Subject to the approval of this Twelfth Amendment, and the Assignment, by the City of Redondo Beach, Assignee hereby agrees to (i) assume all duties, obligations, and responsibilities of Lessee under the Lease, and (ii) perform, observe, and discharge all of Lessee's covenants, conditions, and stipulations under the Lease.

C. **Security Deposit**: Lessee hereby assigns to Assignee all of Lessee's right, title, and interest in and to the Security Deposit paid to Lessor by Lessee and currently held by Lessor under the Lease. Lessee, Assignee, and Guarantor hereby stipulate and agree that (a) Lessor currently holds a Security Deposit under and subject to the terms of the Lease in the amount of Eight Thousand One Hundred Sixty-Five and 31/100 Dollars ($8,165.31), (b) all rights to the Security Deposit are hereby assigned and credited by Lessee to Assignee, (c) Lessor now shall hold the Security Deposit exclusively for the account of Assignee under the terms of the Lease, and (d) Lessee shall have no further rights or interest to any portion of the Security Deposit or any refund of any portion of the Security Deposit.

D. **Acceptance of Premises**: Assignee and Guarantor hereby warrant and represent that, after their own independent and thorough investigation of the Premises (a) Assignee and Guarantor each have satisfied themselves and hereby accept the Premises and all parts of the Premises in their "as-is and "where-is" condition as of the Effective Date, (b) Assignee and Guarantor each have determined that the Premises, in their current condition, are fit and suitable for Assignee's intended purposes, and (c) no warranties or representations of any kind or nature have been made by Lessor, or any agent or representative of Lessor, to either Assignee or Guarantor with reference to the Lease, the Premises, or this Assignment.

E. **Lessee Remains Liable**: Lessee has no claims, defenses or offsets, and knows of no facts or circumstances that with the passage of time would lead to a claim, defense or offset under the Lease, and Lessee shall remain fully responsible to Lessor for the full and faithful payment of Rent and performance of all other obligations of the "Lessee" under the Lease, as it may be further amended and/or restated, from time to time, by and between Assignee and

Lessor.

F. **Guaranty:** As an essential and material inducement to Lessor to provide its Consent (as defined in the following Subparagraph G) to the Assignment, Guarantor (i) has executed that certain Guaranty of Lease dated March 1, 2026 (the **"Guaranty"**), which is a continuing guaranty under California law and is attached hereto as Exhibit 1, and (ii) agrees to ratify and affirm the Guaranty to be in full force and effect as a continuing guaranty at any time the Lease is amended and/or restated from time to time.

G. **Lessor's Consent:** Subject to the approval of this Twelfth Amendment, and the Assignment, by the City of Redondo, and in consideration of, reliance on, and subject to the terms and conditions of this Twelfth Amendment, Lessor hereby gives its consent (**"Consent"**) to the Assignment, provided this Consent shall not be deemed a consent to any future assignment, sublease or transfer of the Lease or the Premises, which shall require Lessor's further consent as provided in the Lease.

H. **Notices:** As of the Effective Date, the notice addresses for Lessor, Lessee, Assignee, and Guarantor, under Section 23 of the Original Lease, shall be as follows:

Lessor Notice Address:	RDR Properties, LLC c/o Property Management Associates, LP 6011 Bristol Parkway Culver City CA 90230 Attn: Patrick Lacey Email: Patrick.Lacey@wemanageproperties.com
Lessee Notice Address:	Peggy Hiraizumi dba Kobe Pearl 27068 La Paz Road #465 Aliso Viejo CA 92656
Assignee Notice Address:	Thirty One Fifty LLC Attention: Blayne Yamamoto 100 "D" Fisherman's Wharf Redondo Beach CA 90277
With a courtesy copy to:	Thirty One Fifty LLC 21213 Hawthorne Blvd Suite B1008 Torrance CA 90503 Email: blayne.yamamoto@gmail.com
Guarantor Notice Address:	Blayne Yamamoto, Guarantor 21213 Hawthorne Blvd Suite B1008 Torrance CA 90503 Email: blayne.yamamoto@gmail.com

Any of the above parties may change their respective notice address, from time to time, by providing written notice to the other Parties to this Twelfth Amendment in the manner provided in Paragraph 23 of the Original Lease. Failure of Lessor to provide the above referenced courtesy copy of any notice to Lessee shall not invalidate the notice.

7. **Novation (Substitution of Parties)**: It is the intention of all the undersigned to effectuate a novation (the **"Novation"**) on May 1, 2028 (the **"Novation Date"**), upon and subject to the following terms and conditions stated in this Paragraph 7.

A. **No Default**: The Novation shall only occur and be effective if, as of the Novation Date (i) neither Lessee or Assignee are in default of any of their obligations under the Lease, and (ii) no facts or circumstances exist which with the passage of time would lead to a default of any of their obligations under the Lease;

B. **Substitution of Assignee in Lessee's Place Under the Lease**: Subject to Paragraph 7.A above, upon the Novation taking effect, Lessee shall be removed from the Lease and Assignee shall be substituted into Lessee's place, and Assignee agrees to be bound by all the terms, conditions, and obligations of the Lease as if Assignee had been named as the "Lessee" in the Original Lease at the time it was executed;

C. **Release; Continuing Obligations of Lessee**: Upon and subject to the occurrence of the Novation, Lessee (Peggy Hiraizumi) shall be released from any further obligations arising under the Lease after the Novation Date, however, Lessee shall remain responsible for all of Lessee's obligations under the Lease that (i) accrued prior to the Novation Date, and (ii) otherwise would have survived the termination of the Lease had it been terminated prior to the Novation Date.

8. **Confidentiality**: Lessee and Assignee agree to maintain the contents of this Lease, including this Twelfth Amendment and future amendments. in strict confidentiality and not to disclose any of the terms and conditions to any third party, including but not limited to other tenants or prospective tenants of the Redondo Landing, unless otherwise so requested by Lessor in writing. In the event Lessee violates this confidentiality agreement, Lessor shall have the right to terminate this Lease at any time thereafter upon five (5) days written notice to Lessee. The confidentiality agreement contained in this Paragraph 8 applies to Lessee and Assignee only, and not to the City of Redondo Beach, which shall have no liability for breach hereof.

9. **City Approval**: Although referred to herein as a lease, the Lease is actually a sublease between Lessor (as a sublessor) and Lessee (as a sublessee), under and subject to all of the terms and conditions of that certain ground lease dated July 1, 2008 by and between the City of Redondo Beach and Lessor, as it has been, and in the future may be further, amended and/or restated. This Twelfth Amendment is subject to, and shall have no force or effect without, the approval of the City of Redondo Beach.

10. **No Other Changes To Lease**: All terms and conditions of the Lease, except as expressly modified and amended in this Twelfth Amendment, shall remain in full force and effect.

[SIGNATURES ON THE FOLLOWING PAGE]

"LESSEE"

Peggy Hiraizumi

"LESSOR"

RDR Properties, LLC
By: Robert D. Resnick, Manager

"ASSIGNEE"

Thirty One Fifty LLC
BY: Blayne Yamamoto, Manager

"GUARANTOR"

Blayne Yamamoto

GUARANTY OF LEASE

EXHIBIT 1

(See attached California Addendum to Guarantee, which is fully incorporated herein and made a part of this Guarantee)

WHEREAS **Thirty One Fifty LLC** **("Assignee")** desires to assume a lease (as amended, the **"Lease")** from **Peggy Hiraizumi dba Kobe Pearl** **("Assignor")** for the premises commonly known as **100"D" Fisherman's Wharf, Redondo Beach CA 90277** (the **"Premises"),** pursuant to a lease by and between Assignor and RDR Properties, LLC (**"Lessor"**) dated for reference purposes only as of **October 25, 1991** (as amended, the **"Lease"**).

WHEREAS FURTHER, the assignment of the Lease by Assignor to Assignee (the **"Assignment"**) requires the consent of Lessor (**"Consent"**) pursuant to the terms and conditions of the Lease; and

WHEREAS FURTHER, **Blayne Yamamoto** **("Guarantor")** desires Assignor and Assignee to consummate the Assignment, and as a material inducement to, and in consideration of, Lessor providing its Consent, Lessor has required Guarantor and Guarantor has agreed to execute this Guaranty of Lease dated as of **March 1, 2026** **("Guaranty")**, contemporaneously with Assignor's and Assignee's execution of the **Twelfth Amendment and Assignment of Lease dated as of March 1, 2026**.

NOW THEREFORE, Guarantor hereby unconditionally and irrevocably guarantees and promises to perform and be liable for any and all obligations and liabilities of Assignee and any successors and assigns of Assignee under the Lease, as amended, including, but not limited to, payment of all rents and all other sums payable by the "Lessee" under the Lease and performance of each and every one of the terms, conditions and covenants to be kept and performed by the "Lessee" under the Lease.

Guarantor hereby agrees that, without the consent of, or notice to, Guarantor and without affecting or in any way releasing any of Guarantor's obligations under this Guaranty: (i) Lessor and Assignee may, by agreement or course of conduct, amend, extend, renew or otherwise alter any term, covenant or condition of the Lease, or the Lease may be further assigned by Lessor or Assignee (and their respective successors and assigns) and this Guaranty shall guarantee all obligations of Assignee under the Lease as so amended, extended, renewed, altered or assigned; (ii) Lessor may release, change or add a party to the Lease and/or a guarantor of the Lease; (iii) Lessor may exercise, not exercise, delay exercising, impair, modify, limit, terminate or suspend any of Lessor's rights or remedies under the Lease or this Guaranty; and (iv) Lessor may permit all or any part of the Premises to be subleased, or the Lease to be assigned, assumed, transferred, mortgaged or encumbered.

Guarantor hereby agrees that no notice of nonperformance or default by Assignee (and its successors and assigns) or by another guarantor need be given to Guarantor. This Guaranty is a continuing and irrevocable guarantee under California law. Guarantor waives the benefit of any law allowing Guarantor to revoke this Guaranty. No provision of this Guaranty or rights of Lessor hereunder may be waived, nor may any Guarantor be released from any obligation under this Guaranty, except by a writing duly executed by Lessor.

Guarantor hereby waives and agrees not to assert or take advantage of any right or defense based on: (i) notice of acceptance of this Guaranty; (ii) demands (including demands for payment or performance), presentation and protest; (iii) any statute of limitations; (iv) requiring Lessor to proceed against Assignee, Guarantor, any other guarantor, or any other person (as herein defined) liable to Lessor, or to proceed against these persons in any order; (v) requiring Lessor to apply any security deposit or other security; (vi) requiring Lessor to proceed under any other remedy Lessor may have before proceeding against Guarantor; (vii) any right of subrogation that Guarantor may have against Assignee, Assignor, or other guarantors; (viii) any right or defense that may arise by reason of the incapacity,

lack of authority, death or disability of Assignee, any guarantor, or any other person; (ix) any right or defense arising by reason of the absence, impairment, modification, limitation, destruction or cessation (in bankruptcy, by an election of remedies, or otherwise) of the liability of Assignee, of the subrogation rights of Guarantor, or of the rights of Guarantor to proceed against Assignee for reimbursement; (x) limiting Guarantor's obligations to not exceed Assignee's obligations; and (xi) notices (including notices of adverse change in the financial status of Assignee or other facts that increase the risk to Guarantor).

The obligations of Guarantor under this Guaranty shall not be altered, limited or affected by any proceeding, voluntary or involuntary, involving the bankruptcy, insolvency, receivership, reorganization or liquidation of Assignee, Assignor, Guarantor, any other guarantor, or by any defense that Assignee, Guarantor or any other guarantor may have by reason of any order, decree, or decision of any court or administrative body resulting from any such proceeding.

Guarantor subordinates any and all existing or future indebtedness of Assignee to Guarantor to Assignee's obligations owed to Lessor under the Lease. Any recovery by Lessor from any other guarantor or insurer shall first be credited to the portion of Assignee's indebtedness to Lessor which exceeds the maximum liability of Guarantor under this Guaranty. If a person comprising Guarantor is married, such Guarantor expressly agrees that recourse may be had against such Guarantor's separate and/or community property.

Guarantor shall, upon ten (10) days' prior written notice from Lessor, provide Lessor with Guarantor's financial statements for the current year and tax returns for the three (3) preceding years and, if such is the normal practice of Guarantor, such statements shall be prepared in accordance with generally accepted accounting principles and audited by an independent certified public accountant. Lessor shall maintain Guarantor's financial statements and tax returns in confidence but shall be permitted to disclose Guarantor's financial statements and tax returns to prospective lenders, purchasers, advisors, or others for a bona fide business purpose.

Guarantor shall, upon ten (10) days' prior written notice from Lessor, in writing, reaffirm that this Guaranty remains and continues in full force and effect, that no event has occurred that would invalidate the Guaranty or excuse Guarantor's obligations or performance under the Guaranty, and that the Guaranty applies to the Lease, as amended, extended, renewed, altered or assigned. Guarantor shall, upon ten (10) days' prior written notice from Lessor, execute such other and further documents and do such further acts as may be reasonably necessary or required by Lessor to effectuate the intent of the parties and carry out the terms of this Guaranty.

Guarantor agrees that any suit, action or proceeding arising directly or indirectly from the Guaranty or the Lease shall be litigated only in courts located within the county and state in which the Premises is located. Guarantor irrevocably consents to the jurisdiction of any local, state or federal court located within the county and state in which the Premises is located, and waives and agrees not to assert by way of motion, defense or otherwise in any suit, action, or proceeding any claim that Guarantor is not personally subject to the jurisdiction of the above-named courts, that such suit, action, or proceeding is brought in an inconvenient forum, or that the venue of such action, suit, or proceeding is improper.

Each person which comprises Guarantor consents to service of process by a nationally recognized overnight courier service (such as Federal Express) at either the Premises or at the Guarantor's address for notices set forth below, and shall be deemed served and received three (3) business days after deposit with the overnight mail service. Guarantor irrevocably waives and agrees not to plead or claim in any action or proceeding that such service of process was in any way invalid or ineffective. Lessor reserves the right to serve process in any other manner permitted by law.

This Guaranty shall be governed by the laws of the state of California, and for purposes of conflicts of law, Guarantor shall be treated as if resident of or domiciled in California. Guarantor waives the right to a jury trial of any cause of action, claim, counterclaim or cross-complaint in any action, proceeding or other hearing brought against Guarantor. If and to the extent the Lease requires Lessor and Assignee to arbitrate any disputes, then Guarantor also agrees to arbitrate such disputes in the same arbitration to the extent related to the Guaranty and

upon the same terms and conditions provided in the Lease.

If Lessor brings an action or proceeding against Guarantor to enforce this Guaranty, the Prevailing Party (as hereafter defined) in any such proceeding, action, or appeal thereon, shall be entitled to reasonable attorneys' fees and costs. Such fees may be awarded in the same suit or recovered in a separate suit, whether or not such action or proceeding is pursued to decision or judgment. The term, "Prevailing Party" shall include, without limitation, the party who substantially obtains or defeats the relief sought, as the case may be, whether by compromise, settlement, judgment, or the abandonment by the other party of its claim or defense. The attorneys' fees award shall not be computed in accordance with any court fee schedule, but shall be such as to fully reimburse all attorneys' fees reasonably incurred.

This Guaranty **and the Twelfth Amendment to Lease and Assignment referenced above in the recitals** constitute the entire agreement between Guarantor and Lessor with respect to the subject matter of this Guaranty and supersedes all prior agreements, understandings, negotiations, representations and discussions, whether verbal or written, of the parties, pertaining to such subject matter. Guarantor is not relying on any representations, warranties or inducements from Lessor that are not expressly stated in this Guaranty.

If any provision of this Guaranty is determined to be illegal or unenforceable, all other provisions hereof shall nevertheless be effective. The waiver or failure to enforce any provision of this Guaranty shall not operate as a waiver of any other breach of such provision or any other provisions of this Guaranty, nor shall any single or partial exercise of any right, power or privilege preclude any other or further such exercise or the exercise of any other right, power or privilege. Time is strictly of the essence under this Guaranty and any amendment, modification or revision of this Guaranty.

Each person executing this Guaranty represents and warrants to Lessor that (i) each individual executing this Guaranty has the legal power, right, and actual authority to bind Guarantor; (ii) Guarantor has the legal right, power and authority to enter into and perform this Guaranty; (iii) all requisite action by or on behalf of a corporation, limited liability company, partnership (general or limited), trust or other legal entity ("entity") has been taken for this Guaranty to be duly authorized by such entity or Guarantor; (vi) no consent of any partner, shareholder, member, creditor, investor, government, judicial or administrative body or other party is required in connection with Guarantor executing this Guaranty; (v) this Guaranty is a valid and legally binding obligation of Guarantor; (vi) the execution and delivery of this Guaranty does not conflict with or result in the material breach of any terms, conditions or provisions of, or constitute a default under, any bond, note, or other evidence of indebtedness or any contract, indenture, mortgage, deed of trust, loan, partnership agreement, trust, or other agreements or instruments to which Guarantor is a party or by which Guarantor is bound; and (vi) Guarantor will derive a substantial and material economic benefit from Lessor's execution of the Lease.

If Guarantor is an entity, Guarantor shall, concurrently with the execution of this Guaranty (or upon ten (10) days' prior written notice from Lessor), deliver to Lessor a certified copy of a resolution or other documentation evidencing that such entity is authorized or ratifies the entity's execution of this Guaranty.

The term "person" as used in this Guaranty shall include an individual and/or an entity. If more than one (1) person comprises Guarantor, the obligations of such persons shall be joint and several. The unenforceability of this Guaranty or Lessor's election not to enforce this Guaranty against one (1) or more persons shall not affect the obligations of the remaining persons which comprise Guarantor or the enforceability of this Guaranty against such remaining persons.

Any notice, request, demand, instruction or other communication to be given to Guarantor under this Guaranty shall be in writing and shall be delivered at either the Premises or the address set forth beneath the Guarantor's signature below, or to such other place as Guarantor may from time to time in writing designate by at least fifteen (15) days' prior written notice to Lessor.

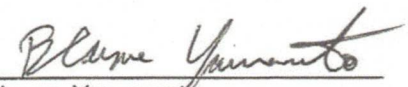
When the context and construction so requires, all words used in the singular in this Guaranty shall be deemed to have been used in the plural. The term "Lessee", as used in this Guaranty, shall mean the "Lessee" named in the Lease, Assignee, any assignee of Lessee or Assignee's interest under the Lease, and their respective successors

and assigns, including but not limited to, Assignor. The term "Lessor" as used in this Guaranty shall mean the Lessor named in the Lease, any assignee of Lessor, whether by outright assignment, assignment for security or otherwise. Lessor may, without Guarantor's consent, assign Lessor's interest in this Guaranty, voluntarily or by operation of law. This Guaranty applies to, inures to the benefit of, and binds all persons that comprise Guarantor, their heirs, devisees, legatees, executors, administrators, representatives, successors and assigns.

Signatures to this Guaranty accomplished by means of electronic signature or similar technology shall be legal and binding. This Guaranty may be executed and transmitted in counterparts.

Guarantor is advised to seek advice of legal counsel before signing this Guaranty. Guarantor acknowledges that neither Lessor, partner, shareholder, officer, or owner of Lessor, or real estate brokers, or any of their respective agents and representatives have made any representation or statement as to the legal sufficiency, interpretation, effect, or tax consequences of this Guaranty or the Lease.

GUARANTOR:



By: Blayne Yamamoto
21213 Hawthorne Blvd. Suite B 1008
Torrance CA 90503

CALIFORNIA ADDENDUM TO GUARANTY OF LEASE

THIS CALIFORNIA ADDENDUM TO GUARANTY OF LEASE (this "**Addendum To Guaranty**") is attached to and made a part of that certain Guaranty of Lease dated as of March 1, 2026 (the "**Guaranty**") made by Blayne Yamamoto ("**Guarantor**"), in favor of RDR Properties, LLC, a California limited liability company ("**Lessor**"), in connection with the assignment (the "**Assignment**") to Thirty One Fifty LLC, a California limited liability company ("**Lessee**") of that certain Lease (as amended, the "**Lease**") for 100"D" Fisherman's Wharf, Redondo Beach CA 90266 (the "**Premises**"). The Assignment is further described in that certain Twelfth Amendment and Assignment of Lease dated as of March 1, 2026. The provisions of this California Addendum To Guaranty shall have the same force and effect as if set forth in full in the body of the Guaranty. In the event of any conflict or inconsistency between the provisions of this Addendum to Guaranty and any other provisions of the Guaranty, this California Addendum To Guaranty shall control for all purposes. Unless otherwise defined herein, all terms used in this California Addendum To Guaranty and defined in the Guaranty shall have the meanings defined for such terms in the Guaranty. The following provisions are added to and made a part of the Guaranty:

1. Guarantor waives the benefit of the provisions of California Civil Code Sections 2809, 2810, 2815, 2819, 2845, 2849 and 2850.

2. Guarantor hereby agrees that if claim is ever made upon Lessor for repayment or recovery of any amount or amounts received by Lessor in payment or on account of the amounts hereby guaranteed and Lessor repays all or part of such amount by reason of (a) any judgment, decree or order of any court or administrative body having jurisdiction, or (b) any settlement or compromise of any such claim effected by Lessor with any such claimant (including Lessee or any other guarantor), then in such event Guarantor agrees that any such judgment, decree, order, settlement or compromise is binding upon Guarantor, notwithstanding the expiration or termination of the Lease or other instrument evidencing any of the amounts hereby guaranteed, and Guarantor is and shall remain liable hereunder for the amount so repaid or recovered to the same extent as if such amount had never originally been received by Lessor.

3. Guarantor shall not, without the prior written consent of Lessor, commence, or join with any other Person in commencing, any bankruptcy, reorganization, or insolvency proceeding against Lessee. The obligations of Guarantor under this Guaranty shall not be altered, limited, or affected by any proceeding, voluntary or involuntary, involving the bankruptcy, insolvency, receivership, reorganization, liquidation, or arrangement of Lessee, or by any defense that Lessee may have by reason of any order, decree, or decision of any court or administrative body resulting from any such proceeding. In any bankruptcy or other proceeding in which the filing of claims is required or permitted by law, Guarantor shall file all claims that Guarantor may have against Lessee relating to any indebtedness of Lessee to Guarantor, and shall assign to Lessor all rights of Guarantor under all such claims. Lessor has the sole right to accept or reject any plan proposed in such proceeding and to take any other action that a party filing a claim is entitled to take. In all such cases, whether in administration, bankruptcy, or otherwise, the person or persons authorized to pay such claim shall pay to Lessor the amount payable on such claim and, to the full extent necessary for that purpose, Guarantor assigns to Lessor all of Guarantor's rights to all such payments or distributions to

which Guarantor would otherwise be entitled; provided, however, that Guarantor's obligations under this Guaranty shall not be satisfied except to the extent that Lessor receives cash by reason of any such payment or distribution. If Lessor receives anything other than cash, the same shall be held as collateral for amounts due under this Guaranty.

4. Without limiting any other provision of the Guaranty, if any Guarantor seeks relief under any chapter of the bankruptcy code, as the same may exist from time to time, Lessor is entitled to recover from the Guarantor all of Lessor's costs and fees of attorneys and experts actually incurred in connection with such bankruptcy proceedings, including without limitation in connection with any motions to assume or reject executory contracts, any motions for adequate protection, any motions to sell property of the estate or to borrow money, any motions for the appointment of an examiner or trustee, any motions to dismiss the bankruptcy case or to convert the case to a case under another chapter of the bankruptcy code, any confirmation of a plan of reorganization, any meeting with the Guarantor and/or any creditor or other interested party, or any other meeting, hearing or proceeding reasonably necessary to protect the interests of Lessor in connection with the bankruptcy case or the enforcement of Lessor's rights outside of the bankruptcy case.

5. In the event Lessee becomes insolvent or is adjudicated a bankrupt, or Lessee files a petition for reorganization, arrangement or other relief under any present or future provisions of the United States Bankruptcy Code or any similar applicable law, or if such a petition is filed by creditors of Lessee, or if Lessee shall seek a judicial readjustment of the rights of its creditors under any present or future federal or state law, or if a receiver of all or any part of Lessee's property or assets is appointed by any state or federal court, no such proceeding or action taken therein shall modify, diminish, or in any way affect the liability of Guarantor under this Guaranty, and no "rejection" and/or "termination" of the Lease in any such proceedings referred to in this Paragraph 5, or otherwise, shall be effective to release and/or terminate the continuing liability of Guarantor to Lessor under this Guaranty. If, in connection with any of the circumstances referred to in this Paragraph 5, Lessor should request that Guarantor execute a new lease for the balance of the Term (unaffected by any such "rejection" and/or "termination" in any of such proceedings, but in all other respects identical with the Lease), Guarantor shall do so as the named lessee under such new lease (irrespective of the fact that the Lease may have been "rejected" or "terminated" in connection with any of the proceedings referred to in this Paragraph 5). Should Guarantor fail or refuse to execute any such new lease, then, without limiting any of the legal or equitable remedies available to Lessor on account of such failure or refusal, Guarantor acknowledges and agrees that Lessor may seek specific performance of the covenant of Guarantor contained in this Paragraph 5 to execute the new lease.

6. For all intents and purposes, this Guaranty shall be a continuing guarantee under California law, and upon five (5) days request from Lessor, Guarantor agrees to confirm in writing that this Guaranty remains in full force and effect as a continuing guarantee.

GUARANTOR:

Blayne Yamamoto

Blayne Yamamoto

CONSENT TO
TWELFTH AMENDMENT OF
SUBLEASE FOR 100 "D" FISHERMAN'S WHARF
PEGGY HIRAIZUMI dba KOBE PEARL

THIS CONSENT TO AMENDMENT OF SUBLEASE (this "Consent") is made by the CITY OF REDONDO BEACH, a chartered municipal corporation ("Lessor"), RDR PROPERTIES, LLC, a California limited liability company ("Lessee"), PEGGY HIRAIZUMI, dba KOBE PEARL ("Sublessee"), and Thirty One Fifty LLC ("Assignee").

WHEREAS, Lessor and Lessee's predecessor, RDR Living Trust Of 1996, Robert Dale Resnick, Trustee, have heretofore entered into a Lease Agreement dated as of July 1, 2008, for the premises located at 100 Fisherman's Wharf, Redondo Beach CA, as amended by a First Amendment to Lease dated as of November 20, 2012 and a Second Amendment to Master Lease dated as of April 6, 2021, and as assigned to and assumed by Lessee by an Assignment and Assumption of Lease Agreement, dated March 21, 2015 (as amended and assigned, the "Master Lease").

WHEREAS, under the Master Lease, Lessor reserves the right to approve and consent to any sublease, assignment or amendment by Lessee or its successors.

WHEREAS, Lessor has approved and provided its consent to the sublease for 100 "D" Fisherman's Wharf ("Sublease Premises") between Lessee and Sublessee, in the form of the "Redondo Landing – On The Pier Standard Lease (NNN)" dated as of October 25, 1991, to a First Amendment to Lease dated March 14, 1997, to a Second Amendment to Lease dated as of February 18, 1999, to a Third Amendment to Lease dated as of April 4, 2001, to a Fourth Amendment to Lease dated as of April 4, 2004, to a Fifth Amendment to Lease dated as of March 15, 2006, to a Sixth Amendment to Lease dated as of May 1, 2007, to a Seventh Amendment to Lease, dated as of May 1, 2008, to an Eighth Amendment to Lease dated as of May 1, 2012, to a Ninth Amendment to Lease dated as of December 1, 2016, to a Tenth Amendment to Lease dated as of January 16, 2020, and to an Eleventh Amendment to Lease dated as of April 23, 2024 (as amended and assigned, the "Sublease").

WHEREAS, Lessee has requested Lessor's consent to an amendment and assignment of the Sublease by Sublessee to Assignee as more fully set out in the attached Twelfth Amendment and Assignment of Sublease ("Amendment") dated as of March 1, 2026, and executed by Lessee, Sublessee, and Assignee. The Amendment extends the term of the Sublease for three (3) years, which requires the consent of Lessor pursuant to the terms

of the Master Lease.

WHEREAS, Lessee has provided Lessor documentation of Sublessee's and Assignee's experience, business background and financial capacity evidencing Sublessee's and Assignee's financial capacity to perform its obligations under the Sublease.

NOW, THEREFORE, pursuant to the Master Lease, Lessor hereby issues its approval and consent to the Amendment, which is given subject to the following conditions and covenants of the parties to the Amendment:

1. Lessor consents to the Amendment. This consent is granted only on the terms and conditions stated in this Consent. The Sublease and the Amendment are subject and subordinate to the Master Lease. If there is a conflict between this Consent and the Sublease or the Amendment respecting Sublessee's and Assignee's obligations to Lessor, the terms, conditions, and obligations of the Master Lease and this Consent shall control. Lessee, Sublessee, and Assignee acknowledge that Lessor is not a party to the Sublease or Amendment and is not bound by any of the terms, covenants, or conditions of the Sublease or the Amendment.

2. Neither the Amendment nor this Consent will:

(a) Release Lessee from any liability, whether past, present or future, under the Master Lease;

(b) Alter the primary liability of Lessee to pay all rent and perform all of Lessee's obligations under the Master Lease (including the payment of all bills rendered by Lessor for charges incurred by Sublessee and Assignee for services and materials supplied to the Sublease Premises);

(c) Be construed as a waiver of Lessor's right to consent to any proposed transfer, assignment, or sublease after the date hereof by Lessee under the Master Lease or Sublessee or Assignee under the Sublease or this Amendment, or as a consent to any portion of the Sublease Premises being used or occupied by any other party;

(d) Grant any rights to Sublessee or Assignee greater than those rights granted to Lessee under the Master Lease;

(e) Be deemed consent to any other sublease, assignment, or transfer of any kind;

(f) Be construed as consent by Lessor to a term of the Sublease or the Amendment beyond the stated term under the Sublease, and not to any holdover tenancy, whether by operation of law or otherwise, and in no event beyond the term of the Master Lease;

(g) Require Lessor to recognize Sublessee or Assignee in the event of a default in the Master Lease by Lessee;

(h) Enlarge or in any manner increase Lessor's or Lessee's respective obligations or duties under the Master Lease;

(i) Create obligations or costs to Lessor under the terms of the Sublease or the Amendment, except as may be set forth in the Master Lease or under applicable law, such as Lessor's performance of standard lease administrative functions, regulatory and permitting functions under the Master Lease;

(j) Require Lessor to proceed in any action under the Master Lease or this Consent against either Lessee or Sublessee or Assignee without first exhausting Lessor's remedy against the other; or

(k) Modify, waive, amend, or otherwise affect any provision of the Master Lease, including without limitation, any guaranty of the Master Lease.

Upon termination of the Master Lease, Lessor may consent to subsequent subleases and assignments of the Sublease or any amendments or modifications to the Sublease without notifying Lessee or anyone else liable under the Master Lease, including any guarantor of the Master Lease, and without obtaining their consent. No such action by Lessor will relieve those persons from any liability to Lessor or otherwise with regard to the Sublease Premises. Lessee shall not have any obligations with respect to the subsequent subleases and assignments of the Sublease or any amendments or modifications to the Sublease made by Lessor unless Lessee agrees to be bound in writing.

3. Lessee, Sublessee, and Assignee acknowledge that the Master Lease continues in full force and effect, and that there are no prior amendments thereto as of the date of this Consent, except as in writing(s) signed by both the Lessor and the Lessee. This Consent shall not release Lessee of its obligations or alter the primary liability of Lessee to pay the rent and to perform and comply with all of the obligations of Lessee to be performed under the Master Lease.

4. Sublessee and Assignee acknowledge that they have had an opportunity to review and has reviewed the terms and provisions of the Master Lease. The Sublease and the Amendment are and shall be at all times subject and subordinate to the Master Lease, as such Master Lease may be amended, revised or terminated by Lessor and/or Lessee in accordance with its terms. Lessor is not obligated to notify or obtain the consent of Sublessee or Assignee, or any guarantor of the Sublease or the Amendment,

with respect to any amendment, revision or termination of the Master Lease. In no event shall the term of the Sublease exceed the term of the Master Lease, as the Master Lease may be amended, modified or terminated.

5. Sublessee's and Assignee's use and operation of its business at the Sublease Premises shall not be in violation of any of the terms, covenants, obligations and conditions of the Master Lease. This Consent shall not constitute a consent by Lessor to any subsequent subletting or assignment of any of Lessee's rights under the Master Lease, of any amendments or modifications to the Sublease, or any further subletting or assignment of any of Sublessee's or Assignee's rights under the Sublease. In the event of any default of Lessee under the Master Lease, Lessor may proceed directly against Lessee or anyone else liable under the Master Lease without prior notice to Sublessee or Assignee.

6. This Consent shall not be valid without the signature of Lessee, Sublessee, and Assignee. Lessee, Sublessee, and Assignee each acknowledge and agree that in providing its consent to the Amendment, Lessor is relying on the covenants and representations of Lessee, Sublessee, Assignee made in this Consent. Lessee, Sublessee, and Assignee each represent and warrant that there are no additional payments of rent or any other monetary consideration of any type which has been paid or is payable by Sublessee or Assignee to or for the benefit of Lessee in connection with the Amendment, other than as disclosed in the Amendment.

7. Sublessee, Assignee, and Lessee acknowledge that a "cleaning fee" assessment will be charged to Sublessee or Assignee and Lessee by Lessor per the Fisherman's Wharf Sanitation District and City of Redondo Beach Resolutions 6213 and 7818 and that all amounts shall be paid in full by Sublessee or Assignee and/or Lessee prior to delinquency.

8. Sublessee, Assignee, and Lessee agree to use, operate and maintain the Sublease Premises in compliance with all applicable federal, state, and local laws, as may be amended from time to time. Specifically, Sublessee, Assignee, and Lessee further agree to comply with all provisions of the Redondo Beach Municipal Code, including but not limited to all current and future administrative design guidelines and standards as applicable. This Consent shall not be construed as the City of Redondo Beach's approval of any improvements to the Sublease Premises, which shall require application and approval in accordance with the normal procedures of the City. Lessee, Sublessee, and Assignee acknowledge that all

permits shall be obtained prior to the commencement of any work requiring a permit.

9. Sublessee and Assignee waive all claims against Lessor for damages to goods, wares, merchandise, buildings, installations and other improvements in, upon, or about the Sublease Premises unless caused by the gross negligence or willful misconduct of Lessor, its officers, agents or contractors.

10. Lessee hereby ratifies and affirms its indemnification obligations to Lessor under the Master Lease. Sublessee and Assignee each hereby indemnifies and holds harmless Lessor, its elected officials and representatives, officers, agents, attorneys and employees from and against any and all claims, demands, loss or liability of any kind or nature which Lessor, its elected officials and representatives, officers, agents, attorneys and employees may sustain or incur or which may be imposed upon them or any of them as a result of, rising out of, or in any manner connected with (a) the Sublease or the Amendment, (b) the occupancy of any portion of the Sublease Premises by Sublessee and Assignee, and each of their respective officers, agents, employees, contractors, concessionaires, licensees, patrons or visitors, (c) Sublessee's and/or Assignee's negligent acts or omissions or willful misconduct, or (d) any and all liens for labor, services, supplies or materials arising out of the design, construction, repair, alteration or installation of structures, improvements, equipment or facilities within the Sublease Premises caused by Sublessee or Assignee, provided, however, that the foregoing indemnity shall not apply to the extent of the gross negligence or willful misconduct of Lessor, its agents, representatives, or employees.

11. Sublessee and Assignee shall not discriminate against any person or class of persons by reason of sex, race, color, creed, ancestry, national origin, age, physical handicap, or medical condition, and shall make its accommodations and services available to all persons on a nondiscriminatory basis.

12. Sublessee and Assignee each represents and warrants to Lessor and Lessee that all information and documentation provided to Lessor with respect to the Amendment and Sublessee's and Assignee's experience, business background and financial capacity, is true and correct as of the date of this Consent. Lessee represents and warrants to Lessor that to Lessee's actual knowledge, all written information and documentation provided to Lessor by Lessee prior to the date of this Consent, with respect to the Sublease and Sublessee's and Assignee's experience, business background and financial capacity, is true and correct as of the date of this Consent, to the extent of Lessee's actual knowledge. Further, Lessee and Sublessee represent and warrant,

each to the extent of their respective actual knowledge as of the date of the Consent, that the execution of the proposed Amendment, or operation of Sublessee's and Assignee's business in accordance with the terms of the proposed Sublease as amended shall not result in the violation of any Laws.

13. Should any provision of this Consent be found invalid or unenforceable, the decision shall affect only the provision interpreted, and all remaining provisions shall remain enforceable to the fullest extent permitted by law.

14. Lessor hereby gives notice to Lessee, Sublessee, and Assignee pursuant to Revenue and Tax Code Section 107.6, that the Master Lease or Sublease may create a possessory interest that is the subject of property taxes levied on such interests, the payment of which taxes shall be the obligation of Lessee and/or Sublessee and Assignee. Any payments under this paragraph shall not reduce or offset any rent payments under the Master Lease. Lessee, Sublessee, and Assignee acknowledge that Lessor has no liability for such tax payments.

15. This Consent may be modified or amended only by a subsequent writing executed by all of the parties.

16. If any party commences litigation against any other party for the specific performance of this Consent, for damages for the breach hereof or otherwise for enforcement of any remedy hereunder, then in the event of any commencement of litigation, the prevailing party shall be entitled to recover from the applicable party such costs, including, but not limited to, expert witness fees, and reasonable attorney fees as may have been incurred. This Consent shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. In the event of any dispute arising hereunder, venue for any action shall reside exclusively in the Superior Court of the County of Los Angeles, Southwest Judicial District.

17. Lessee, Sublessee, and Assignee agree that Lessor will not be liable for any brokerage commission or finder's fee in connection with the consummation of the Amendment or this Consent. Lessee, Sublessee, and Assignee will protect, defend, indemnify, and hold Lessor harmless from any brokerage commission or finder's fee in connection with the consummation of the Amendment or this Consent, and from any cost or expense (including attorney fees) incurred by Lessor in resisting any claim for any such brokerage commission or finder's fee. The provisions of this section shall survive the expiration or earlier termination of the Sublease or this Consent.

18. Lessee, Sublessee, and Assignee acknowledge that Lessor is not a party to the Sublease or the Amendment and is not bound by any recitals, terms or conditions thereof. This Consent is not intended to create, nor shall it be in any way interpreted to create, a joint venture, partnership or any other similar relationship among the parties hereto.

19. This Consent constitutes the final, complete and exclusive statement between the parties to this Consent pertaining to the terms of Lessor's consent to the Amendment, supersedes all prior and contemporaneous understandings or agreements of the parties regarding this Consent, and is binding on and inures to the benefit of their respective heirs, representatives, successors and assigns. No party has been induced to enter into this Consent by, nor is any party relying on, any representation or warranty outside those expressly set forth in this Consent. Any agreement made after the date of this Consent is ineffective to modify, waive, or terminate this Consent, in whole or in part, unless that agreement is in writing, is signed by the parties to this Consent, and specifically states that agreement modifies this Consent.

20. All terms spelled with initial capital letters in this Consent that are not expressly defined in this Consent will have the respective meanings given such terms in the Master Lease.

21. This Consent is not intended to modify or amend any of the terms and conditions of the Master Lease, nor to alter or diminish any of the rights or alter or add to any of the obligations of Lessor or Lessee under the Master Lease. In the event of a conflict between any rights of or obligations imposed upon Lessor or Lessee under this Consent and the Master Lease, Lessor's and Lessee's rights and obligations shall be as stated in the Master Lease, as may be amended.

[SIGNATURES ON THE NEXT PAGE]

IN WITNESS WHEREOF, this Consent is dated this 5th day of May, 2026.

THE CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

LESSEE:

RDR PROPERTIES, LLC,
a California limited liability company

_____
By: Robert Dale Resnick,
as its Manager

SUBLESSEE:

_____
By: PEGGY HIRAIZUMI
Title: An Individual

ASSIGNEE:

THIRTY ONE FIFTY LLC
a California limited liability company

_____
By: Blayne Yamamoto
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On April 27, 2026, before me, Marlene Valencia, a Notary Public, personally appeared Robert Dale Resnick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARLENE VALENCIA
Notary Public - California
Los Angeles County
Commission # 2409535
My Comm. Expires Jul 28, 2026

Signature Marlene Valencia

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

IN WITNESS WHEREOF, this Consent is dated this 5th day of May, 2026.

THE CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

LESSEE:

RDR PROPERTIES, LLC,
a California limited liability company

_____
By: Robert Dale Resnick,
as its Manager

SUBLESSEE:

_____
By: PEGGY HIRAIZUMI
Title: An Individual

ASSIGNEE:

THIRTY ONE FIFTY LLC
a California limited liability company

_____
By: Blayne Yamamoto
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 04/28/2026, before me, Bryan Millan, a Notary Public, personally appeared Peggy Hiraizumi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRYAN MILLAN
COMM. #2502598
Notary Public - California
Los Angeles County
My Comm. Expires Oct. 21, 2028

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

IN WITNESS WHEREOF, this Consent is dated this 5th day of May, 2026.

THE CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

LESSEE:

RDR PROPERTIES, LLC,
a California limited liability company

_____
By: Robert Dale Resnick,
as its Manager

SUBLESSEE:

_____
By: PEGGY HIRAIZUMI
Title: An Individual

ASSIGNEE:

THIRTY ONE FIFTY LLC
a California limited liability company

Blayne Yamamoto
_____
By: Blayne Yamamoto
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 04/28/2026, before me, Ben Matis, a Notary Public, personally appeared Blayne Yamamoto, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BEN MATIS
COMM. #2525565
Notary Public - California
Los Angeles County
My Comm. Expires July 27, 2029

Signature Benjamin Matis

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Administrative Report

H.16., **File #** 26-0570 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: JOY A. FORD, CITY ATTORNEY

TITLE

APPROVE THE SECOND AMENDMENT TO THE LEGAL SERVICES AGREEMENT WITH MANNING & KASS, RAMIREZ, TRESTER LLP

EXECUTIVE SUMMARY

This Agreement for Legal Services with Manning & Kass, Ellrod, Ramirez, Trester LLP will amend the billing rates for the attorneys who will be working on legal matters.

BACKGROUND

Attorney Missy O'Linn and her team have represented the City of Redondo Beach since 1993. That representation started during the tenure of Jerry Goddard as City Attorney and has continued through the tenures of Chiefs of Police from Mel Nichols to current Chief Stephen Sprengel. Highlights of this 33 years of service include defense of numerous claims of civil rights violations, wrongful death, assault, battery, allegations of negligence, multiple K-9 incidents, vehicle pursuits and more.

In those 33 years, the firm has represented the City and the members of the Redondo Beach Police Department in over 140 incidents. Throughout the representation of the City in many high profile matters, the interests of the City and its police officers have been exceptionally well protected with case after case being dismissed at the pleadings stage as a result of motion proceedings, acquiescence by the plaintiffs, or in some cases by monetary settlement. In fact, the majority of the matters have been dismissed, settled for a waiver of costs and fees, or settled for either a nominal amount or a reasonable amount given the facts of the case.

Staff recommends that the City Council approve the second amendment for continued services from Ms. O'Linn and her team.

COORDINATION

The Agreement has been approved by Manning & Kass, Ellrod, Ramirez, Trester LLP and has been approved as to form by the City Attorney's Office.

FISCAL IMPACT

This amendment would change the partner rate from $275 to $300, the associate rate from $225 to $250, and the paralegal rate from $135 to $150 for non-appellate rates. Appellate rates are $320 an hour.

Submitted by:

Joy A. Ford, City Attorney

ATTACHMENTS

- Agreement

SECOND AMENDMENT TO THE AGREEMENT FOR LEGAL SERVICES BETWEEN THE CITY OF REDONDO BEACH AND MANNING & KASS, ELLROD, RAMIREZ, TRESTER LLP

This Second Amendment to the Agreement for Legal Services ("Second Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and Manning & Kass, Ellrod, Ramirez, Trester LLP ("Attorney").

WHEREAS, on April 21, 2015, the parties entered into the Agreement for Legal Services between the City and Attorney (the "Agreement"); and

WHEREAS, on February 6, 2024, the parties entered into a First Amendment to the Agreement to amend the legal name of Attorney and to increase the compensation rates for Attorney; and

WHEREAS, the parties desire to further amend the compensation rates for Attorney.

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 3.1 Compensation Amount. Section 3.1 of the Agreement is hereby amended to adjust Attorney rates as follows as of May 1, 2026:

   Partner rate is increasing to $300 from $275;
   Associate rate increasing to $250 from $225;
   Paralegal rate increasing to $150 from $135; and
   New appellate rate of $320 an hour.

2. 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.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties have executed this Second Amendment in Redondo Beach, California, as of this 5th day of May, 2026.

CITY OF REDONDO BEACH,

a chartered municipal corporation

_____
James A. Light, Mayor

MANNING & KASS, ELLROD, RAMIREZ, TRESTER LLP,
a California Limited Liability Partnership

Signed by:
842F00B640034FE...
By: _____
Name: Missy O'Linn
Title: Partner
4/30/2026 | 5:16 PM PDT

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED

_____
Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

Administrative Report

H.17., **File #** 26-0571 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

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

TITLE

APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH HOUSING, EMPOWERMENT, RECOVERY AND OUTREACH (HERO) COMMUNITY SERVICES TO ADD GRANT SUPPORT SERVICES AND RELATED DUTIES FOR AN ADDITIONAL AMOUNT OF $6,000

EXECUTIVE SUMMARY

On October 7, 2025, the Mayor and City Council approved a memorandum of understanding (MOU) with Housing, Empowerment, Recovery and Outreach (HERO) Community Services for consultation services to our Alternative Crisis Response (ACR) Pilot Program to address mental health in the community. At the Strategic Planning Session on March 31, 2026, the Mayor and City Council included in the Strategic Plan, to be adopted by the City Council, direction to staff to search for grant funding to continue the City's ACR program. The City Attorney's Office is now applying to the California Commission for Behavioral Health (CBH) for a grant from the Innovation Partnership Fund. However, the Quality of Life Prosecutor needs assistance from someone experienced in applying to behavioral health grants. Staff recommends that the Mayor and City Council approve the amendment to the MOU to add grant support services and related duties from HERO.

BACKGROUND

If the Mayor and City Council adopt the resolution on the City Council agenda to direct staff to apply for the Innovation Partnership Fund, the City Attorney's Office will need assistance to complete the application. While the Quality of Life Prosecutor has taken on the majority of the twelve required attachments, a behavioral health provider with grant application experience in this field can help strengthen Redondo's proposal and improve its competitiveness. HERO has the experience and background applying to such grants. HERO will charge the same hourly fee the City is currently paying for its consultation services. The grant application due date is May 8, so it is not likely that too many hours will be required from HERO to complete the application.

Staff recommends that the City Council approve the amendment with HERO to add grant support services and related duties.

COORDINATION

The City Attorney's Office coordinated with HERO in connection with the preparation of this report.

FISCAL IMPACT

HERO's hourly rate for grant related services will be funded by the general fund. If the City is awarded the grant, the City could potentially receive around $1,710,009 for the ACR team to operate over a three year period.

Submitted by:

Joy A. Ford, City Attorney

ATTACHMENTS

- Amendment

FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING FOR PROJECT SERVICES BETWEEN THE CITY OF REDONDO BEACH AND HERO (HOUSING, EMPOWERMENT, RECOVERY, AND OUTREACH) COMMUNITY SERVICES

THIS FIRST AMENDMENT TO THE AGREEMENT FOR PROJECT SERVICES ("First Amendment") is made between the City of Redondo Beach, a chartered municipal corporation ("City") and HERO (Housing, Empowerment, Recovery, and Outreach) Community Services, a California nonprofit corporation ("Contractor").

WHEREAS, on October 7, 2025, the parties hereto entered into the Agreement for Project Services between the City and Contractor (the "Agreement"); and

WHEREAS, the parties hereto desire to amend the Agreement.

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

1. **SCOPE OF SERVICES**. Exhibit "A" of the Agreement is hereby amended to add Exhibit "A-1", which adds grant support services and related duties. Exhibit "A-1" is attached hereto and incorporated by reference. Contractor shall commence and complete all services described in Exhibit "A", as amended by Exhibit "A-1".

2. **COMPENSATION**. Exhibit "C" of the Agreement is hereby amended to add Exhibit "C-1", which adds a Grant Administrator at an hourly rate of $40.87, plus the applicable percentage set forth in Exhibit "C-1", for the services described in Exhibit "A-1", and increases Consultant's total compensation limit to $155,102.41. Exhibit "C-1" is attached hereto and incorporated by reference. Contractor shall be compensated for the services described in Exhibit "A", as amended by Exhibit "A-1".

3. **NO OTHER AMENDMENTS**. Except as expressly stated herein, the Agreement shall remain unchanged and in full force and effect. The Agreement and this First Amendment constitute the entire agreement between the parties and supersede any previous oral or written agreements with respect to the subject matter hereof. In the event of any inconsistency between the terms of the Agreement and this First Amendment, the terms of this First Amendment shall govern.

SIGNATURES FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this First Amendment in Redondo Beach, California, as of this 5th day of May, 2026.

CITY OF REDONDO BEACH,
a chartered municipal corporation

_____
James A. Light, Mayor

ATTEST:

_____
Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

HERO (HOUSING, EMPOWERMENT, RECOVERY, AND OUTREACH) COMMUNITY SERVICES, a California nonprofit corporation

By: _____
Name: _____
Title: _____

APPROVED:

_____
Diane Strickfaden, Risk Manager

EXHIBIT "A-1"

PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES

CONSULTANT'S DUTIES
Consultant shall perform the following services.

1. **Grant.** Consultant shall provide grant support to the City in connection with the ACR program as follows:

    a. Identify and evaluate potential funding opportunities and advise the City on these opportunities.
    b. Prepare and submit grant applications as requested by the City.

EXHIBIT "C-1"

COMPENSATION

Provided Consultant is not in default under the Agreement, as amended, Consultant shall be compensated as provided below.

1. **AMOUNT.** Consultant shall be paid in accordance with the following schedules:

   a. Staffing

Staff Classification	Base Hourly Rate and Other Compensation
One (1) Certified Addiction Treatment Counselor (CATC)	$40.87 per base hourly rate, plus an additional amount equal to twenty-five (25%) of the base hourly rate, identified by Consultant as a "benefits and taxes" factor. For purposes of the Agreement, as amended, such factor shall be treated solely as part of Consultant's direct labor rate, and shall not be construed as a separate reimbursement for employee benefits or payroll taxes.
One (1) Senior Intensive Case Manager (SICM)	$33.00 per base hourly rate, plus an additional amount equal to twenty-five (25%) of the base hourly rate, identified by Consultant as a "benefits and taxes" factor. For purposes of the Agreement, as amended, such factor shall be treated solely as part of Consultant's direct labor rate, and shall not be construed as a separate reimbursement for employee benefits or payroll taxes.
One (1) Grant Administrator	$40.87 per base hourly rate, plus an additional amount equal to twenty-five (25%) of the base hourly rate, identified by Consultant as a "benefits and taxes" factor. For purposes of the Agreement, as amended, such factor shall be treated solely as part of Consultant's direct labor rate, and shall not be construed as a separate reimbursement for employee benefits or payroll taxes.

   b. **Administrative Costs**. Consultant shall be paid 12% of the staffing costs described in Section 1.a of this Exhibit "C". Administrative costs include Consultant's general overhead and indirect costs associated with providing services under the Agreement, as amended, including but not limited to office management.

   c. **Direct Costs.** Consultant shall be reimbursed for the following direct costs, provided such costs are expressly pre-approved in writing by the City. Only actual reasonable, and necessary expenses incurred in the performance of services under the Agreement, as amended, and supported by receipts, will be eligible for reimbursement. Approved direct costs shall not exceed the following amounts:

Type of Cost	Unit Price	Qty	Total Allowance
Cell phone/hotspot	$200.00	12	$2,400
Gas	$125.00	3	$375
Laptop/cellphone/hotspot/printer			$2,500
Office supplies			$500
Long term vehicle rental			$12,000

Client supplies			$750
Vehicle sanitization			$600
Insurance			$3,000
Total Direct Costs			**$22,125**

2. **NOT TO EXCEED AMOUNT.** In no event shall the total compensation paid to Consultant during the term of the Agreement, as amended, exceed $155,102.41 as allocated below:

Description	**Hours**	**Total Not to Exceed Amount**
Certified Addiction Treatment Counselor (CATC)	2080	$106,249.00
Senior Intensive Case Manager (SICM)	192	$7,920.00
Grant Administrator	100	5,108.13
Total Direct Costs		$22,125
Administrative Costs		$13,700.28
Total Not to Exceed Amount		**$155,102.41**

3. **METHOD OF PAYMENT.** Consultant shall provide monthly invoices indicating the services and tasks performed during the prior month, staff classification, the base hourly rate, number of hours worked, corresponding amount, the twenty-five percent (25%) "benefits and taxes" factor, administrative cost allocation, any City approved reimbursable direct costs, and total amount to the City for approval and payment. Invoices must be itemized, adequately detailed, supported by accurate records, include receipts for reimbursable direct costs, and be in a form reasonably satisfactory to City. Consultant may be required to provide back-up material upon request.

4. **SCHEDULE FOR PAYMENT**. City agrees to pay Consultant within forty-five (45) days of receipt of monthly invoices; provided, however, that services have been completed to the City's full satisfaction.

5. **NOTICE.** Written notices to City and Consultant shall be given by registered or certified mail, postage prepaid, email, or personally served, and addressed to the following parties.

Consultant: HERO (Housing, Empowerment, Recovery, and Outreach) Community Services
8605 Santa Monica Blvd #196067
West Hollywood, CA 90069
Attention: Lawrence Joshua Heinzman
Email: lheinzman@herocommunityservices.org

City: City of Redondo Beach
Office of the City Attorney
415 Diamond Street
Redondo Beach, CA 90277
Attention: Joy A. Ford, City Attorney
Email: joy.ford@redondo.org

All notices, including notices of address changes, provided under the Agreement, as amended, are deemed received as follows: (1) on the second business day after emailing, provided that no “bounce-back” or similar message indicating non-delivery is received; (2) on the third day after mailing if sent by registered or certified mail; or (3) upon personal delivery. Changes in the respective address set forth above may be made from time to time by any party upon written notice to the other party in accordance with this section.

Administrative Report

H.18., **File #** 26-0572 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

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

TITLE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-026 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA DIRECTING STAFF TO SUBMIT A GRANT APPLICATION TO THE CALIFORNIA COMMISSION FOR BEHAVIORAL HEALTH FOR THE INNOVATION PARTNERSHIP FUND TO SUPPORT MENTAL HEALTH AND SUBSTANCE USE DISORDER SERVICES AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ALL AGREEMENTS AND RELATED DOCUMENTS, AND AMENDMENTS NECESSARY TO IMPLEMENT THE GRANT

EXECUTIVE SUMMARY

On March 31, 2026, during the Strategic Planning session, the City Council included in the draft Strategic Plan, to be adopted by the City Council, direction to staff to search for grant funding to continue the City's Alternative Crisis Response (ACR) program to address mental health. The City Attorney's Office has been working with the South Bay Cities Council of Governments (SBCCOG) on identifying grant funding to continue its ACR team. The SBCCOG referred the City Attorney's Office to the Innovation Partnership Fund, being administered by the California Commission for Behavioral Health (CBH) for the first time.

Staff recommends that City Council adopt the Resolution to direct staff to submit a grant application and authorize the City Manager or designee to execute all relevant documents.

BACKGROUND

The City's Alternative Crisis Response (ACR) is designed to approach non-violent, mental and behavioral health service calls by offering trauma-informed care, crisis de-escalation, in person intervention and transport to immediate behavioral health services. Physical health, behavioral health, and substance use professionals provide intensive whole-person healthcare services in episodes of crisis, with goals of reducing the amount of hospital and emergency room visits as well as fire and police department involvement. The City's ACR Program launched on November 10, 2025 and has been working closely with Chief Issac Yang and the Fire Department, with services being provided by CLEAR Behavioral Health and Hero Community Services. The annual operational budget for this program is $570,003. Currently, the ACR pilot program is funded by a grant from Health Net, which is set to expire on December 31, 2026.

The SBCCOG has attempted to facilitate a multi-city grant application for a multi-city ACR team. However, the other beach cities are not prepared to commit to a joint application with Redondo's current model at this time. Therefore, the City Attorney's Office has taken on this application to continue the ACR program beyond December 31, 2026.

The City Attorney's Office is requesting $1,710,009 to continue the ACR team for another three years. The due date for the application is May 8, 2026.

Staff recommends City Council adopt the attached Resolution directing staff to apply for the grant funding from CBH and authorize the City Manager or designee to execute applications, contracts, agreements, and amendments necessary to implement the grant.

COORDINATION

The City Attorney's Office coordinated with the SBCCOG with the preparation of this report.

FISCAL IMPACT

The Redondo Beach Alternative Crisis Response team would be funded by the California CBH if the City is selected for the Innovation Partnership Fund award.

Submitted by:

Joy A. Ford, City Attorney

ATTACHMENTS

- Resolution

RESOLUTION NO. CC-2605-026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA DIRECTING STAFF TO SUBMIT A GRANT APPLICATION TO THE CALIFORNIA COMMISSION FOR BEHAVIORAL HEALTH FOR THE INNOVATION PARTNERSHIP FUND TO SUPPORT MENTAL HEALTH AND SUBSTANCE USE DISORDER SERVICES, AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ALL AGREEMENTS AND RELATED DOCUMENTS NECESSARY TO IMPLEMENT THE GRANT

WHEREAS, the California Commission for Behavioral Health (CBH) released the Request for Application of the Innovation Partnership Fund (IPF), marking the first round of a multi-year investment to award up to $20 million in grants this year, to drive bold, equity-centered innovations within California's public behavioral health system; and

WHEREAS, the City of Redondo Beach ("City") deployed an Alternative Crisis Response (ACR) team in November 2025 as a one-year a pilot program to provide services to individuals suffering mental health illnesses; and

WHEREAS, the City desires to continue the ACR program to better serve the community; and

WHEREAS, the City intends to apply to CBH for IPF grant funding to continue the ACR program beyond the initial one-year pilot term.

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

SECTION 1. The City Council of Redondo Beach hereby directs City staff to prepare and submit a grant application package to the California Commission for Behavioral Health to request a grant from the Innovation Partnership Fund, substantially in the form attached hereto as Exhibit "A."

SECTION 2. The City Council of the City of Redondo Beach authorizes the City Manager, or designee, to execute, on behalf of the City, all necessary applications, contracts, agreements, amendments, and related documents required to implement and administer the grant and any projects approved by the CBH.

SECTION 3. This resolution shall take effect immediately upon its adoption by the City Council.

SECTION 4. The City Clerk shall certify the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 5th day of May, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2605-026 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 5th day of May, 2026, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A

INNOVATION PARTNERSHIP FUND GRANT APPLICATION PACKAGE

Commission *for* Behavioral Health

REQUEST FOR APPLICATION (RFA)

Innovation Partnership Fund

RFA IPF-001

(FOR CALIFORNIA SERVICES ONLY)

ADDENDUM 3

March 20, 2026

Behavioral Health Services
Oversight and Accountability Commission
1812 9th Street
Sacramento, CA 95811

https://www.bhsoac.ca.gov

ATTACHMENT 1: APPLICATION COVER SHEET

Provide the information below.

Applicant Name	
City of Redondo Beach	
Applicant Address and Phone Number	
415 Diamond Street Redondo Beach, CA 90277 310.691.3000	
Name of Authorized Signor (Print)	
Mike Witzansky, City Manager	
Signature of Authorized Signor	Date

I HEREBY CERTIFY under penalty of perjury that I have the authority to sign this application on behalf of the named Applicant above and that all information provided in this application is true and accurate.

I further understand and agree to accept and comply with all the requirements in the RFA and related documents. In addition, if there is any false information in the application that it is grounds for the application to be rejected, and if any false information comes to light after contract award, that it is grounds for the contract to be terminated immediately.

Program Coordinator Contact Information

Name:	Stephanie W. Johnson
Title:	Quality of Life Prosecutor
Email:	stephanie.johnson@redondo.org
Phone Number:	310.691.3056

Grant category being applied for (Select one):	
☐	Category 1 - Small Grants
☒	Category 2 - Large Grants

ATTACHMENT 11: FINAL SUBMISSION CHECKLIST

A responsive application shall consist of all the required items identified below. Complete this checklist by marking the box with an "X" for each item you are submitting to the Commission

Check	DESCRIPTION
	ATTACHMENT 1: Application Cover Sheet
	ATTACHMENT 2: Minimum Qualifications
	ATTACHMENT 3: Applicant Background
	ATTACHMENT 4: Proposed Innovation
	ATTACHMENT 4-1: Letter of Support
	ATTACHMENT 5: Cost Sheet
	ATTACHMENT 6: References
	ATTACHMENT 7: Bidder Declaration Attachment
	ATTACHMENT 8: Contractor Certification Clauses (CCC-307)
	ATTACHMENT 9: Darfur Contracting Act Certification (if applicable)
	ATTACHMENT 10: Payee Data Record (STD 204)
	ATTACHMENT 11: Final Submission Checklist
	Exhibit D: Budget and Narrative – Addendum 3

Administrative Report

J.1., **File #** 26-0547 **Meeting Date:** 5/5/2026

TITLE

For eComments and Emails Received from the Public

Administrative Report

L.1., **File #** 26-0565 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE CITY'S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT AND ASSOCIATED AMENDMENTS TO THE CITY'S ZONING AND SUBDIVISION ORDINANCES REQUIRED FOR IMPLEMENTATION AND CONSISTENCY REPLACING THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC)

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-027, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR" AND AMENDING THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT TO REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

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

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

PROCEDURES:

1. Open the public hearing and receive all testimony and written materials regarding the proposed amendments from staff and the public, and deliberate on the proposed amendments;
2. Close the public hearing; and
3. Adopt Resolution No. CC-2605-027, approving the Addendum to the certified General Plan Update Final Program EIR and amending the City's Certified 6th Cycle 2021-2029 Housing Element;
4. Introduce for first reading Ordinance No. 3311-26, amending Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code; and,
5. Introduce for first reading Ordinance No. 3312-26, amending Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code.

EXECUTIVE SUMMARY

The City of Redondo Beach adopted its 6th Cycle 2021-2029 Housing Element on July 5, 2022. The State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022.

Since adoption/certification, the City has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity. In furtherance of the City's implementation of its strategy for meeting its Regional Housing Needs Assessment (RHNA), and in response to a recent court decision impacting the City's Housing Element, staff is proposing an amendment to the adopted Housing Element that would replace the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) obligating future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area as residential. The proposed amendment also eliminates one of the six housing sites, referred to in the Housing Element as the North Tech site.

Additional amendments to the Draft Land Use Element, and the City's Zoning and Subdivision Ordinances are also required in order to implement and make consistent the replacement of the "overlay" designations/zoning with the proposed Housing Element updates. These amendments will be brought forward to Council in the future for consideration.

All the proposed amendments to the Housing Element have been reviewed and approved by HCD. A "substantial compliance" letter from HCD, dated March 13, 2026, is attached to this Administrative Report. Additionally, HCD reviewed the proposed amendments to the City's Zoning and Subdivision Ordinances to implement the Housing Element amendments, and all of HCD's comments/edits are included in the proposed Ordinances. If adopted by the City Council, the draft Housing Element amendments would be submitted to HCD for certification.

BACKGROUND

The revisions to the Housing Element fall into the following general categories:

Clarification of Housing Sites Zoning Strategy

The most significant revision to the Housing Element involves clarification of the City's strategy for facilitating housing development on the "Housing Sites" identified to meet the City's RHNA allocation.

The adopted Housing Element originally included a program that relied on "Residential Overlay" zoning standards applied to these sites to facilitate residential development. An overlay zone is a regulatory tool that creates a special zoning district, placed over an existing base zone, to include additional provisions. With the Residential Overlay included in the City's certified Housing Element, a developer would have the option of building housing, or an alternative use (e.g. commercial, industrial) that is allowed under the base zoning.

Based on discussions with HCD, the City is proposing to modify this approach by replacing the overlay zoning framework with specific zoning designations that directly permit and require a certain amount of residential development at higher densities on future projects.

An exhibit that shows the existing and proposed General Plan land use and zoning designations at each of the "Housing Sites" is attached.

The proposed General Plan land use designations include:

- **Very High Density Multi-Family Residential (RVH)**
  - 20 - 65 du/ac
  - Applies to the southern portion of the "Kingsdale" housing site; the "South of the Transit Center" housing site; and the "190th Street" housing site
- **Mixed Use Housing Required (MU-H)**
  - Residential only: Max FAR 1.0
  - Commercial and Residential: Max FAR 1.5
  - 50% of total floor area of any new development must be for residential use
  - 20 - 65 du/ac
  - Applies to the "FedEx" housing site
- **Mixed Use Transit Center Housing Required (MU-TCH)**
  - Max FAR 1.5
  - 50% of total floor area of any new development must be for residential use
  - 20 - 80 du/ac
  - Applies to the "South Bay Marketplace" housing site

Higher densities are proposed to offset the elimination of the North Tech housing site and provide the city with an additional buffer.

Updates to Housing Development "Pipeline"
The revised Housing Element includes updated information regarding housing projects currently under review, approved, or under construction within the City.

These updates ensure that the Housing Element reflects the most current housing development activity within the City.

Technical Edits and Clarifications
Additional minor revisions were made throughout the document to improve clarity and ensure consistency with State Housing Element requirements.

As an example, these revisions include updates of program implementation timelines and minor corrections to tables and site inventories. These changes are technical in nature and do not change the fundamental policy direction of the adopted Housing Element.

HCD Coordination and Public Review Process

This draft Housing Element Update was released for two seven-day public review periods from January 6, 2026 to January 13, 2026, and from February 13, 2026 to February 20, 2026.

A total of five public comments were received during this period and were transmitted to HCD along with the draft Housing Element update. All comments received are attached.

All of the proposed amendments to the Housing Element have been reviewed and approved by HCD. HCD's "substantial compliance" letter dated March 13, 2026 is attached. Per HCD:

> "This draft amendment does not impact the September 1, 2022 finding of substantial compliance. The element will continue to comply with State Housing Element Law once rezoning has been completed to meet all statutory requirements and the draft amendment has been adopted, submitted, and reviewed by HCD pursuant to Government Code section 65585."

Zoning and Subdivision Ordinance Amendments - Summary

Zoning Code Amendments (RBMC Title 10 Chapter 1 Subdivisions and Chapter 2 Zoning)

As a result of the proposed Housing Element amendments/updates, state law requires that the City's Zoning and Subdivision Ordinances be amended to reflect, implement, and be consistent with the updates of the policy documents.

Consistent with the Housing Element, the new zoning designations replace the "Affordable Housing Overlay" zoning category in favor of either high density residential or high-density mixed use. It's important to note that although the density for proposed land use and zoning designations is higher for each of the "Housing Sites," the development standards such as stories and height are the same, or very similar, to the development standards for the existing "Affordable Housing Overlay" zones applied to each of the "Housing Sites."

Attached to this Administrative Report is a document entitled "Summary of Proposed Zoning Ordinance Development Standards" which summarizes the proposed zoning development standards at each of the "Housing Sites."

Amendments have also been made to the City's Subdivision Ordinance (RBMC Title 10, Chapter 1) replacing references to the "Affordable Housing Overlay Zone" with the new designations.

ENVIRONMENTAL

An "Addendum" to the certified Final Program EIR for the General Plan Update was completed for the proposed Housing Element updates and the associated amendments to the Zoning and Subdivision Ordinances and is attached to the Administrative Report.

As demonstrated in Section 3, *Environmental Analysis*, of the attached "Addendum", the modified project (Housing Element Update and associated Zoning and Subdivision Ordinance amendments required for consistency and implementation) would not result in physical impacts that differ from the approved project evaluated in the certified PEIR, and would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in CEQA Guidelines Sections 15162(a) and 15163 (a). The modified project would not change the assumptions made under the certified PEIR.

COORDINATION

On the matters related to the Housing Element Update/Amendments, the Zoning and Subdivision Ordinances, and the preparation of the "Addendum" of the General Plan Update Final Program Environmental Impact Report, the Community Development Department coordinated with the City Attorney's Office, and the City's General Plan and Housing Element Consultants, PlaceWorks, Inc. and Veronica Tam & Associates, Inc. respectively. City staff also consulted with State HCD on the proposed Housing Element amendments and the implementing Zoning and Subdivision Ordinances. Additionally, the Planning Commission reviewed the proposed documents and unanimously supported staff's recommendations.

FISCAL IMPACT

The costs associated with the proposed Zoning and Subdivision Ordinances and environmental services fall within the City's Agreement with PlaceWorks, Inc. for the General Plan Update. The total cost of the Agreement with PlaceWorks is $2,459,846. Except for the initial General Fund expenditure of $676,900, the costs to fund the General Plan Update work have been paid from the City's General Plan Maintenance Fund and through the Local Early Action Planning (LEAP) Grant awarded to the City by the State of California. With regards to the Housing Element update, Veronica Tam and Associates, Inc. provided the required consulting services. The current Agreement with Veronica Tam and Associates, Inc. is $30,000. The cost to fund this work has also been paid from the General Plan Maintenance Fund.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. CC-2605-027 Amending the City's Certified 6th Cycle 2021-2029 Housing Element ("Exhibit A": Draft Housing Element - Track Changes; "Exhibit B": Addendum HEU/ZOA-SOA)
- Ord - No. 3311-26 Amending Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use ("Exhibit A": Draft Zoning Amendments - Track Changes)
- Ord - No. 3312-26 Amending Title 10 Planning and Zoning, Chapter 1 Subdivisions ("Exhibit A": Draft Subdivision Amendments - Track Changes)
- Letter - HCD "Substantial Compliance" Letter, March 13, 2026
- Housing Sites Exhibits - Existing and Proposed General Plan and Zoning Designations
- Summary of Proposed Zoning Ordinance Development Standards
- Planning Commission Resolution 2026-03-PCR-03 (w/o attachments), March 31, 2026
- Planning Commission Administrative Report (w/o attachments), March 31, 2026

RESOLUTION NO. CC-2605-027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR" AND AMENDING THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT TO REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) ("Housing Element") on July 5, 2022, which identified policies, programs, and "housing sites" intended to accommodate the City's Regional Housing Needs Assessment ("RHNA") allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development ("HCD") certified the City's Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the City has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the City has continued to work with HCD to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City's implementation of its strategy for meeting its RHNA allocation, and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) that require future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to HCD for

review. The City timely received a total of 5 written comments during the public review periods; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and approved by HCD and a "substantial compliance" letter from HCD dated March 13, 2026 was received by the City of Redondo Beach; and

WHEREAS, proposed amendments to the city's Zoning and Subdivision Ordinances are also required in order to implement and be consistent with this proposed Housing Element amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the "Addendum" to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City's Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and continued the public hearing to a Special Meeting of the Planning Commission on March 31, 2026, to fulfill broadcast and virtual Zoom participation options included in the public notice for the March 19, 2026 public hearing that due to technical reasons were not available at the public hearing on March 19, 2026; and

WHEREAS, at their Special Meeting on March 31, 2026, the Planning Commission held a continued public hearing to again consider the "Addendum" to the certified program Final Environmental Impact Report and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances noted above, took testimony from staff, the public and other interested parties, deliberated, closed the public hearing and recommended that the City Council approve, pursuant to the California Environmental Quality Act, an addendum ("Exhibit B") to the certified "Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment Program EIR", concerning the update of the City's Housing Element, and adopt proposed amendments to the City's certified 2021–2029 (6th Cycle) Housing Element ("Exhibit A") and associated amendments to the Subdivision and Zoning Ordinances required for consistency that replace the affordable housing overlay districts on the city's identified "Housing Sites" with high-density residential (65 DU/AC) and mixed-use districts (65 to 80 DU/AC); and

WHEREAS, following the Special Meeting of the Planning Commission on March 31, 2026, city staff and the city's housing consultant Veronica Tam & Associates, Inc.

conferenced with HCD concerning the proposed amendments to the city's Zoning and Subdivision Ordinances required in order to implement and be consistent with this proposed Housing Element amendment and the city has since incorporated HCD's recommended edits and clarifications into the proposed Zoning and Subdivision Ordinances. HCD requested an increase in height and stories from the proposed 45' and 4 stories to 55' and 5 stories for the high-density residential (65 DU/AC) "Housing Sites" along 190th street and clarifying language concerning the requirement for 50% of any future development at the identified "Housing Sites" must be residential. HCD did not provide any comments concerning the proposed amendments to the Subdivision Ordinance.

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

1. That the amendments to the City's certified 6th Cycle 2021-2029 Housing Element are consistent with the "Purpose" and procedures pursuant to Redondo Beach Municipal Code Sections 10-2.2505 General Plan and Specific Plan amendments.
2. That the amendments to the City's certified 6th Cycle 2021-2029 Housing Element are necessary to further facilitate the development of affordable housing in the community consistent with State housing law.
3. That the City Council pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), considered the information and determinations contained in an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update (State Clearinghouse Number 2023050732) which was prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) prepared in March 2026.
4. That the amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and Zoning and Subdivision Ordinances are exempt from the requirements and procedures pursuant to Article XXVII of the City's Charter.

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

SECTION 1. That the above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

SECTION 2. PUBLIC COMMENT. That agencies and interested members of the public have been afforded ample notice and opportunity to comment on the "Addendum" to the certified program Final Environmental Impact Report, the proposed amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and the associated proposed amendments to the City's Zoning and Subdivision Ordinances, required to implement and be consistent with the Housing Element amendments.

SECTION 3. ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT. That the City Council, in the exercise of its independent judgment and pursuant to CEQA, approves the "Addendum" to the certified "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac), and directs staff to file a "Notice of Determination" as set forth in Public Resources Code Section 21152. The "Addendum" is attached as "Exhibit B".

SECTION 4. CITY OF REDONDO BEACH HOUSING ELEMENT AMENDMENT. That based upon the above findings, the City Council does hereby adopt an Update/Amendment to the City's certified 6th Cycle 2021-2029 Housing Element with proposed changes/edits attached as "Exhibit A".

SECTION 5. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this Housing Element Update/Amendment is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions. The City Council shall declare that it would have passed this Housing Element Update/Amendment and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

[THIS SECTION INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 5th day of May, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

CERTIFICATION

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2605-027 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 5th day of May, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

City of Redondo Beach
2021-2029 Housing Element

Originally Adopted October 5, 2021
Readopted February 8, 2022
With Revisions Dated March 29, June 23, and June 29, 2022
Amended _____, 2026

Community Development Department
415 Diamond Street
Redondo Beach, CA 90277

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2.2 HOUSING ELEMENT

EXECUTIVE SUMMARY

Redondo Beach has long embraced its responsibility to provide for a broad range of housing types and densities. The City has previously taken action to zone for residential development at much higher densities than what the City was originally intended/designed to accommodate. Redondo Beach is a perfect example of a medium-sized coastal city striving to meet and address the housing needs of Southern California. Redondo Beach has every level and type of housing; singles, 1 bedroom, 2 bedrooms, 3 bedrooms, including multi-family housing and single-family housing, as well as affordable housing and multi-million dollar coastal homes. Fifty-percent of the housing units in the community are rentals. The City also has its own Housing Authority with over 500 vouchers issued for Section 8 housing. There are numerous affordable senior living complexes throughout town, as well as assisted living and group facilities. Redondo Beach is also a leader in helping house people experiencing homelessness. The City has invested in a number of local initiatives including the construction of its own pallet shelter facilities, partnering with multiple homeless support providers such as mental health experts, and the hiring of a full time housing navigator counselor dedicated to assisting the homeless. Redondo Beach also partnered with a developer and the County of Los Angeles to create 20 permanent supportive housing units on Pacific Coast Highway with State Project Homekey grant funds. The units have been sited in the southern area of the City near many of the private and public services for those experiencing homelessness.

Historically the City was predominately a single-family suburban residential community with commercial corridors to support the service and retail needs of surrounding neighborhoods. This is evidenced in the lot size and land use patterns of the City's zoning map. In review of the City's zoning map there are numerous examples of lot sizes and lot patterns that appear identical; however, the zoning of these seemingly identical subdivisions is now a mix of R-1 (Single Family Residential) and R-2/R-3 (Multiple Family Residential).

Like many communities in California, Redondo Beach is largely 'built-out' with worsening traffic, inadequate parking, schools at capacity, and water shortages. However, Redondo Beach's population continues to grow, along with average household size and the number of households. The City has been averaging an additional 60 units per year for the last 15 years.

Redondo Beach's population density is 11,000 residents per square mile. The City is one of the most densely populated areas in California. Demographia.com rated Redondo Beach as 43rd in population density for U.S. Cities over 50,000 people after the 2000 census. With this population density, the City as a result has 11 Level of Service 'F' intersections and similar parking challenges. Nonetheless, the City of Redondo Beach is producing a wide variety of housing after carefully considering the suitability and impacts of each housing project.

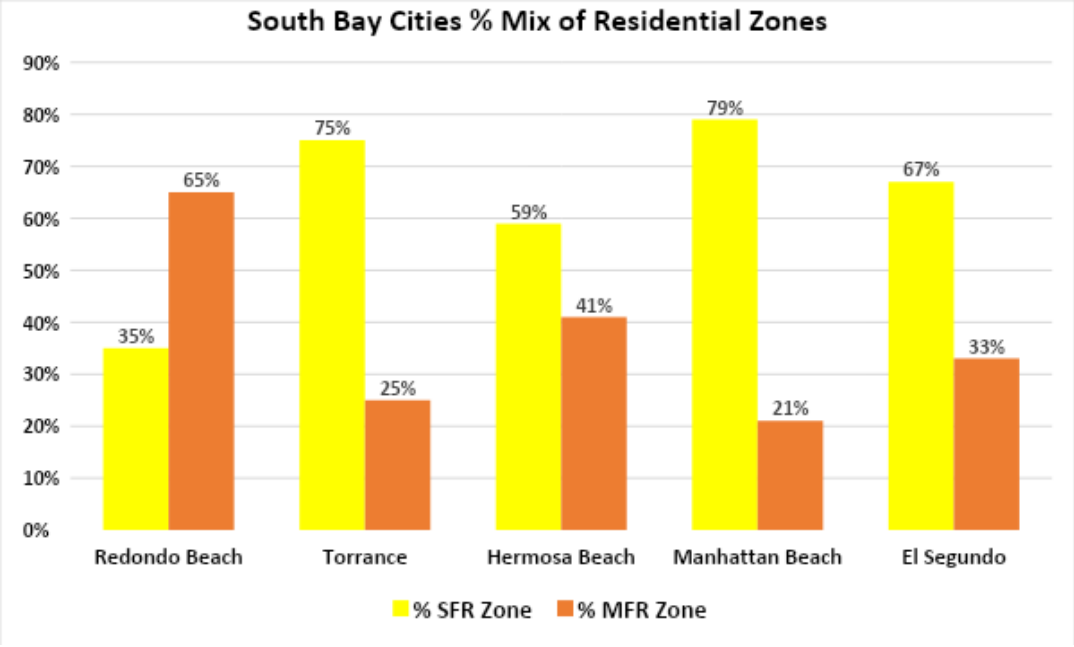
Over prior decades Redondo Beach has converted/up-zoned a majority of its originally planned Single Family residential neighborhoods into Multiple Family zoned and developed neighborhoods. This is unique in the South Bay Cities Council of Governments (SBCCOG) subregion. Many of the surrounding jurisdictions within the SBCCOG subregion have taken

a different approach, as evidenced by their current zoning maps that largely preserve much of their Single Family Residential zones/neighborhoods, resulting in a much smaller percentage of their residentially zoned properties having Multiple Family designations and densities.

Below is a table which illustrates the City of Redondo Beach's balanced approach, via zoning, to the development of diverse housing types over recent decades. Redondo Beach's current mix of residentially zoned neighborhoods is 65% Multiple Family designations and only 35% Single Family residential.

Redondo Beach Mix of Residential Zoning: 65% Multi-family Density – 35% Single-family Density			
Zone	**Density**	**Area (Acres)**	**Percent**
R-1 (Single Family)	8 DU/AC	752.87	35%
R-1A (Small Lot Single Family Zoning with a Multiple Family Density)	16 DU/AC	121.69	6%
R-2 (Multiple Family)	15 DU/AC	472.00	22%
R-3, RMD, RH1-3, R-MHP (Multiple Family)	Up to 28 DU/AC	702.08	33%
MU-1-3, CR (Mixed Use)	Up to 35 DU/AC	101.50	5%
Total		**2,150**	**100%**

Below is a chart with comparative percentages of Single Family zones versus Multiple Family zones/densities for Redondo Beach, Torrance, Hermosa Beach, Manhattan Beach, and El Segundo (South Bay Cities), which clearly demonstrates the City of Redondo Beach's responsible approach to meeting existing housing needs over recent decades.



*SFR includes R-1
**MFR includes the R-1A zones, in addition to all Multiple Family and Mixed Use zones, where R-1A zones have small lots (previous R-1 lots that were split in half) with densities comparable to Multiple Family zones.

The above percentages do not consider the enactment of Senate Bill 9 on January 1, 2022, whereby all single-family lots can be split into two parcels and two units can be constructed on each new parcel if requested by the homeowner. Allowing four units on single-family lots increases density in these areas from 8.8 units per acre to approximately 35 units per acre for a typical single-family lot in Redondo Beach.

Recent Housing Projects in Redondo Beach That Address Housing Shortage

As can be seen in the Housing Element describing "Progress Toward RHNA: Entitled/Approved/Under Review Projects", there are several mixed use and residential projects underway that will contribute toward the 6th Cycle RHNA obligation in Redondo Beach. As well, there are other housing developments that have just been completed in the City in recent years. This housing is distributed throughout the community, including the affordable units.

- Kensington (approved by the voters in a City Charter Article XXVII required vote):
  - Located in south Redondo Beach
  - Former school/community center/playground site
  - Completed August 2019
  - 98-unit 130-bed residential care for the elderly with memory care facility
- One South:
  - Located in south Redondo Beach
  - Former commercial site
  - Completed January 2019
  - 52-units mixed use project
- 219 Avenue I:
  - Located in south Redondo Beach
  - Completed September 2020
  - 12-unit mixed use project (2 of units are affordable)
- Legado:
  - Located in south Redondo Beach
  - Former commercial site
  - Construction expected to start mid-2022
  - 115-unit mixed use project
- Alcast Foundry:
  - Located in north Redondo Beach
  - Former industrial site
  - Construction expected to start mid-2022
  - 36-unit residential project
- South Bay Galleria:
  - Located in north Redondo Beach
  - Former commercial site
  - Construction expected to start in 2023

    - 300-unit development approved as part of larger mixed use project (at least 30 of units will be affordable)
    - 350 additional units (at least 35 of the units will be affordable) approved
- Catalina Village:
    - Located in south Redondo Beach
    - Current commercial uses
    - Approvals being considered in 2022
    - 30-unit mixed use project (4 of units will be affordable)
- The Moonstone - Project Homekey:
    - Located in south Redondo Beach
    - Current hotel use
    - Application for funding was awarded on March 15, 2022, with renovations expected in 2022
    - 20-unit permanent supportive housing (all 20 units will be affordable affordable) as conversion of hotel to housing for those experiencing homelessness or at risk of becoming homeless
- 122 N. PCH – 43 units (3 affordable)
- 2901 W. 182nd Street – 163 units (27 affordable)
- Two AB 2011 projects
    - 401 S. PCH – 49 units (8 affordable)
    - Inglewood and 190th Street (project size and affordability to be determined)

Accessory Dwelling Units

The City adopted local ordinances in 2021 specifying streamlining options. Since the State passed new ADU provisions, the City has seen a steady increase in ADU activities from 17 units in 2017 to 24 ADUs in 2021 even during the pandemic. The City is currently in the process of preparing Objective Residential Design Standards that will clarify with drawings and descriptions ADUs that can be readily constructed through the streamlining process.

Limited Sites Inventory

Redondo Beach has a limited number of sites that meet the criteria of the California Department of Housing and Community Development (HCD) for a minimum of ½ acre or greater. The ½ acre minimum criteria artificially suppresses Redondo Beach's proven capacity for affordable housing, as demonstrated by the City's historical development. As noted above, the 219 Avenue I, Catalina Village, and The Moonstone are all providing or proposing to provide affordable housing on sites that fall below the ½ acre threshold. To focus on finding sites that meet that criteria, which are also viable for residential development to occur within the 8-year planning cycle of the Housing Element, the City focused on properties that have the prerequisite acreage, the current site is unused or underutilized, and where a robust mixed use project is realistic based on the interest of the owner(s). The City has also been careful to account for locations where the population density increases over the past several decades have resulted in Level of Service 'F' intersections and similar parking challenges. As such, many of the proposed housing sites have been purposefully identified in locations that have easy access to public transit centers and freeway entrances. Thus, the sites inventory has included numerous sites in the vicinity of transit and freeways.

There has been discussion and public comments regarding the site where the AES power plant is currently located and operational. This site is not considered a realistic candidate for meaningful housing during the 6th Cycle and has not been proposed for housing because:

- There have been four (4) City-wide public votes beginning in 2005 supporting parkland for future use of the site and two (2) prior public referendums that halted proposed redevelopment of the AES site for residential purposes.
- State Water Board and Energy Commission actions continuing to mandate that the plant operate due to limited power grid resources.
- There is a designation of active wetlands on the site.
- Redondo Beach has extremely limited park access/space and has identified the site as being critical to addressing the City's parkland shortfall.
- The transportation infrastructure that serves the site is overburdened.

The AES site cannot be relied upon as a housing site in the 6th Cycle Housing Element due to the continuing mandated extension of the use of the power plant due to climate change and inadequate power supply in California, as stated by the California Independent System Operator in recent hearings before the California State Water Resources Control Board. This will be exacerbated as the Diablo Canyon Nuclear Plant is removed from service.

When the AES power plant is finally mandated to cease operations, the California Coastal Commission has established that there are 5.9 acres of active wetlands on the site that must be restored in any redevelopment of the site. In addition to the wetlands, a required buffer from the adjacent land use is likely. The Audubon Society has been conducting bird species surveys of the wetlands on the AES site since the wetland determination was made. To date, over 130 species of birds have been catalogued at the AES site wetlands area, many of them wintering at the site along the Pacific Flyway. With over 90% of the Los Angeles County historical wetlands having been developed, every wetland in southern CA is critical habitat.

Open space and conservation at the AES site is not just critical to wildlife. Redondo Beach is considered "park poor" by State definitions. The State has established a minimum standard need of 3 acres of parkland per 1000 residents as reflected in and authorized by the California Quimby Act. The County of Los Angeles, in the recent study entitled "Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment" published in 2016 determined that Redondo Beach had only 1.4 acres of parkland per 1,000 residents, making it one of the most "park poor" communities in Los Angeles County. This is far below neighboring cities with over 5 acres of parkland per 1,000 residents. Redondo Beach has established 3 acres of parkland per 1,000 residents as its standard, with 5 acres per 1,000 residents as a goal. Yet the City's existing ratio falls well below that. Because the City was subdivided and a significant portion of it built before its parkland standards were established, it has been an ongoing challenge for the City to identify, acquire, and construct new open space to meet its target of even the minimum 3 acres per 1,000 residents. Currently, the City would need to add approximately 50 more acres of park facilities to achieve 3 acres per 1,000 residents given the existing population. Available parcels are scarce, expensive, and small, making it difficult to significantly increase the City's existing ratio. As the City continues to see new accessory

dwelling units and other housing projects, the number of required acres will increase proportionally with the population. This site could accommodate some if not all of the City's shortfall in parkland.

Redondo residents have recognized the value of the AES site as potential parkland for years. The Redondo Beach community has repeatedly shown their commitment to converting what is now known as the AES site to a large park to address Redondo Beach's park needs, and most recently the City's park shortage. Here are examples of efforts over decades that demonstrate the community's intent:

- In 1933 the City produced a plan to convert the site to a recreation area focused on the former Old Salt Lake (California State Landmark No. 373) on the site.
- When housing demand grew dramatically after WWII, those plans were abandoned, the wetlands were filled, and the current power plant was constructed on the site.
- More recently, in 2002, the City of Redondo Beach introduced zoning that would allow 2,998 housing units in the harbor area, largely on the current power plant property. Residents initiated a referendum vote on this City action. In response to the referendum, the City rescinded the zoning effort.
- In 2003, there was an effort to consider the site as a redevelopment area, yet the residents again initiated a referendum vote on the action. The City ultimately rescinded that redevelopment effort. The City then commissioned a public land use alternatives process to define potential reuse of the site. The two resulting visions for the AES site were 1) a park and 2) mixed use with 350 residential units. These visions were put to an advisory vote of the people in 2005. The park vision received more votes than mixed use. The City initially did not act on this advisory vote.
- In 2008, the residents approved an initiative that would require that any major changes in land use be put to a vote of the people.
- In 2010, the City put a zoning change in the harbor area to a vote of the people. The proposed change added parkland as the only "permitted" use on the power plant property. The vote, Measure G, was approved by the voters.
- In 2015, AES qualified an initiative for a zoning change for their site to include residential zoning for 650 units. The residents rejected the initiative.

The voter rejection of housing on the AES site was not a universal objection to housing everywhere. In addition to the consideration of the site for future parkland, a major concern for residential development of the AES site is that it would exacerbate overcrowded arterials throughout the City. Nearly 93% of working Redondo Beach residents commute outside the City to work. The AES site is at least a 20 minute drive from any light rail stop and from freeway access points. Bus transit in the vicinity is more local-serving.

To address traffic and greenhouse gas emissions issues, the City is focusing on multiple large sites near transit and access to the freeway with residential overlays. As well, the City has included sites along 190th Street that are currently utilized as industrial. These sites are surrounded by residential, lend themselves to multifamily residential redevelopment and are also closer to transportation infrastructure. There are also sites of slightly smaller sizes along Pacific Coast Highway in Redondo Beach that have become vacant or are underutilized in

their current use. These are being considered for residential overlays, as well. The residential overlay will allow either the underlying use, the residential use at a gross calculation of density, or both as a mixed use site. Descriptions of those sites are provided in more detail under Section 2.2.4

Housing Affordability and Accessibility

- The City has initiated preparation of an Inclusionary Housing Ordinance.
- The City has and continues to approve and develop Affordable Housing Units. As noted above, there are a number projects either currently under review, approved, or recently developed that include affordable housing units.
    - 219 Avenue I (2 affordable units)
    - Catalina Village (4 affordable units)
    - South Bay Galleria (60 affordable units approved, 70 additional affordable units considered)
    - The Moonstone - Project Homekey (20 affordable units)
    - 122 N. PCH – 43 units (3 affordable)
    - 2901 W. 182nd Street – 163 units (27 affordable)
    - Two AB 2011 projects - 401 S. PCH – 49 units (8 affordable) and Inglewood and 190th Street (project size and affordability to be determined)

- The City has created Interim Housing to Address Homelessness - Pallet Shelters (see description below under "Addressing Homelessness")
- The City has a history developing Assisted Living facilities. The City of Redondo Beach has an inventory of 156 assisted living units (total number of residents of 250), with up to an additional 150 units being considered by Beach Cities Health District, which would bring the total number to 400 assisted living units. Assisted living is permanent housing for most who live in this type of facility, offering the ability to remain in the community yet access the services associated with assisted living. Although these units may not fall under the low or very low income categories, they do provide access to a special type of housing that provides additional services to those in need.
- Senior Housing. There are a number of senior housing developments in Redondo Beach—from affordable to market rate. These are documented in the Housing Element.
- Group Homes and Special Needs Groups. Persons and households with special needs include seniors, persons with disabilities (including persons with developmental disabilities), large households, single-parent households, persons living in poverty, farmworkers and the homeless. These groups may have more difficulty finding affordable housing, and typically are the groups most in need of assistance. Table H-21 in the Housing Element lists the various resources available in Redondo Beach for these special needs groups.

Fair Housing Program

The City of Redondo Beach is committed to promoting fair housing to the community. The Redondo Beach Housing Authority's mission statement is, "To enrich and improve the quality of life in Redondo Beach by providing excellent programs, opportunities, services, and facilities that meet the needs of the community."

All renters and home seekers are entitled to receive equal treatment, regardless of the following: race, color, religion, national origin, sex, marital status, familial status, or age. The City contracts with the Housing Rights Center (HRC) (formerly known as the Westside Fair Housing Council), a nonprofit organization that helps educate the public about fair housing laws and to investigate reported cases of housing discrimination. The HRC is a long-established organization, dedicated to promoting fair housing for all. The City offers the following programs:

- Dispute resolution services related to Landlord/Tenant issues in Redondo Beach. Free of charge.
- Fair housing workshops and informational brochures, in addition to HRC services.
- Section 8 housing and Housing Choice voucher assistance.
- Homelessness services (see "Addressing Homelessness" below).
- Los Angeles Air Force Base Housing Program coordination.
- Resources index for connecting people with the assistance needed.

Affirmatively Furthering Fair Housing is addressed in the Housing Element in Appendix D.

Addressing Homelessness

In 2012, the Redondo Beach Police Department conducted a comprehensive survey of its homeless population, The goal of the survey was to increase the City's knowledge of this diverse population. The survey spotlighted an even greater population of persons experiencing homelessness, with more complex needs than what was previously believed.

In 2014, the City Manager formed a Homeless Task Force comprised of residents of Redondo Beach. The mission of the task force was to find collaborative ways to respond to the challenges faced by those experiencing homelessness, as well as residents, neighborhoods, businesses, schools, nonprofits, churches, and safety agencies. Under the direction of the City Manager, the Task Force made several recommendations, a key component of which was the need to contract with a coordinated outreach provider to ensure that all available services were accessible to those experiencing or at risk of homelessness.

PATH (People Assisting the Homeless) was identified as the City's provider due to their extensive industry network, trained staff, and proven methodology for working with public agencies to address homelessness issues. PATH had previously been selected by the South Bay Cities Council of Governments (SBCCOG) to work with all SBCCOG member cities on homelessness. PATH brings over 30 years of experience to end homelessness for individuals, families, and communities.

Similar to municipalities through the State, the City's homeless population has steadily increased each year, with a corresponding increase in associated calls for Police and Fire

Department services. The increase is partially related to the recent spate of prison release policies at the State level.

Although the demands on Public Safety have increased, the advantage of the partnership with PATH is that the interactions with persons experiencing homelessness can be tailored to their specific needs and that a case file can be started to align a customer with all available services and potential benefits, with the goal of placing the individual into transitional and/or permanent housing. PATH continues to expand on cooperative outreach with local faith-based organizations, such as Harbor Interfaith Services.

Yet, with the continued growth in the homeless population, and logistical complexities with PATH and the faith-based organizations connecting persons experiencing homelessness with the programs they need due to the transient nature of daily activities, in 2019 the Redondo Beach City Council determined that additional resources and local strategies needed to be implemented.

An Enhanced Response Pilot Program was initiated by the City in June 2019 as a response to the impact of homelessness not only on individuals experiencing homelessness but also on residents and the local community. The City sought a variety of creative and novel efforts ranging from innovative policing, modifications to the municipal code, and utilizing the criminal justice system as tools to minimize impacts on the community while striving towards the goal of housing homeless defendants. With the COVID-19 emergencies since 2020, there has been additional need to provide safe care and housing for those experiencing homelessness.

To further the effectiveness of the Redondo Beach Enhanced Response to Homelessness Pilot Program, in 2020, City Council authorized numerous creative initiatives, including the following:

- Homeless Court. Homeless Court assists people experiencing homelessness who suffer from mental illnesses, struggle with substance abuse and addiction, and commit crimes of opportunity. The housing navigators and services brought to Homeless Court assist such individuals to curtail the criminal cycle of drug, alcohol, quality of life, and theft offenses by meeting misdemeanor defendants in Los Angeles County on designated “Homeless Court” dates to offer accessible community services and legal services. These services aim to get defendants housing ready and eventually permanently housed in order to graduate from Homeless Court and get their criminal charges dismissed. CDBG funds cover personnel and non-personnel costs.

- Mental Health Treatment Program. A significant percentage of the Homeless individuals who end up in criminal court have underlying chronic mental health conditions. Mental health treatment is vital and often necessary to get a homeless individual “Housing Ready.” The available treatment facilities are frequently overwhelmed with patients or they are otherwise difficult for homeless defendants to access. Since the inception of Enhanced Response to Homelessness Pilot Program it has been understood that access to Mental Health Services would be an important part

of the program. Fortunately, the City has located a willing partner to address this unmet need. Clear Recovery Center is a South Bay based mental health treatment and substance abuse treatment provider that provides a full continuum of care. Their treatment is individualized, evidence-based and age-specific in order to give their clients the best possible chance at long term recovery. They pride themselves on their expert clinical team who is highly skilled in the latest in evidence-based treatments and therapies. Clear Recovery Center has offered to donate $5,000 per month of professional clinical services for a mental health treatment program to assist the homeless. Additionally, the City has continued to seek funding to purchase additional hours of counseling depending on the level of ongoing demand for these services.

- Transitional Housing. Transitional or bridge housing brings stabilization to people experiencing homelessness and helps them acclimate to a more structured lifestyle that will allow them to take the necessary steps towards permanent housing. Redondo Beach instituted bridge housing, in the design of Pallet Shelter housing, in December of 2020. These Pallet Shelters are individual temporary homeless structures (15 structures total), located at 1521 Kingsdale Avenue in Redondo Beach on the lot where the City's Transit Center is being constructed in the northern part of the City. The Pallet Shelters were initially jointly funded for 6 months by the City of Redondo Beach and the County using Community Development Block Grant funds. In June 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

- Permanent Supportive Housing. The State of California established a program for funding for various housing projects through the Project Homekey program. Century Housing Corporation, a nonprofit housing development organization, is partnering with Los Angeles County as a co-applicant for funding to acquire and renovate a hotel site in south Redondo Beach for permanent supportive housing. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. The application was approved for funding in early 2022. Acquisition and remodeling to be completed in 2022 to develop 20 units of affordable housing in the form of permanent supportive housing.

On April 13, 2021, the Mayor and City Council voted to make the Enhanced Response to Homelessness Pilot Program permanent and to remain under the City Attorney's Department for the next four years.

These efforts to address homelessness are included in the Housing Element and demonstrate the City's commitment to Affirmatively Further Fair Housing.

Housing Element Document

As described in this Executive Summary, Redondo Beach is already seeking to overcome obstacles to providing housing. From prior zoning efforts and development projects, to planning for ADUs and inclusionary housing, to aggressively finding solutions to

homelessness, the City of Redondo Beach is committed to providing for a broad range of housing types and densities.

This Housing Element will substantiate the City of Redondo Beach's efforts to accommodate the RHNA obligation, provide housing programs to improve access to affordable housing, and ensure that the City is Affirmatively Furthering Fair Housing.

2.2.1 Introduction

The Housing Element represents an awareness of the need within the City of Redondo Beach to assure that housing is provided for all economic segments of the community. The Element also satisfies the legal requirements that housing policy be a part of the General Plan. For the sixth update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region, the Housing Element covers a planning period of October 15, 2021 through October 15, 2029.

A. Community Context

Located in the South Bay region of the greater Los Angeles area, the City of Redondo Beach encompasses about six square miles of land area. Surrounding communities include Manhattan Beach, Hermosa Beach, El Segundo, Torrance, Lawndale, and the Palos Verdes Peninsula.

In 2020, the City population was estimated to be 66,994, an increase of about 0.4 percent from 66,748 since 2010. Redondo Beach offers a mix of housing types. Approximately 41 percent of the City's residential land is designated for single-family compared to 59 percent to multi-family housing. The proportion of single-family residential land use in Redondo Beach is the lowest among its nearby neighbors such as Manhattan Beach, Hermosa Beach, or El Segundo. Single-family homes make up about 54 percent of the housing stock, the multi-family share is approximately 46 percent, and mobile homes comprise less than one percent. However, over two-thirds of the Redondo Beach housing stock is 40 or more years old (built before 1980). Many homes are well maintained though and programs offered by the City to encourage rehabilitation will prevent continued deterioration.

The City has changed demographically throughout the last decade. In 2010, approximately 65 percent of the population was White. The Asian and Hispanic share of the population was 12 percent and 15 percent, respectively. The 2015-2019 American Community Survey (ACS) [1] documented an increase in Hispanic residents to 16 percent of the City population. The share of Asian residents also increased, to 13.5 percent.

B. Role of Housing Element

The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident populations can be met. This Housing Element represents the City of Redondo Beach's sixth Housing Element update and covers a planning period of October 15, 2021 to October 15, 2029. The Housing Element identifies strategies and programs that focus on:

[1] The 2015-2019 ACS developed by the Census Bureau is the primary source of data available for providing a community context. This dataset is the most comprehensive dataset available. However, ACS is a survey of about five percent of the community and extrapolated to represent the entire community. Interpretation of ACS data should focus on relative proportions rather than in absolute numbers, as recommended by the Census Bureau.

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

An important goal of this element is to preserve the character of existing single-family residential neighborhoods and continue to improve the low, medium, and higher density multi-family residential neighborhoods. Diversity in the types of housing in the City is necessary to accommodate a population with varying socioeconomic needs. This Housing Element provides policies and programs to address these issues. The Redondo Beach Housing Element consists of the following major components:

- Introduction: An overview of the purpose and contents of the Housing Element (Section 2.2.1).
- Housing Needs and Resources: An analysis of the demographic and housing characteristics and trends (Section 2.2.2).
- Constraints on Housing Production: A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 2.2.3).
- Housing Resources: An evaluation of resources available to address housing goals (Section 2.2.4).
- Housing Plan: A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Section 2.2.5).

The Housing Element also includes several appendices that provide detailed background information on the analysis.

C. Public Participation

Participation by all economic segments in the preparation of the Housing Element is important to the City of Redondo Beach and required by State law. Section 65583(c)(7) of the Government Code states, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

The City of Redondo Beach is in the process of updating its General Plan. A General Plan Advisory Committee (GPAC) was established and met 22 times over the course of four years to discuss various topics regarding the General Plan, including a Land Use Plan that reevaluated the City's residential development potential and mixed use policy. GPAC consists of 27 community members and regularly discussed land use, including residential uses, and other issues relating to parks and recreation opportunities.

The City maintains a General Plan update website – PlanRedondo – where the public can obtain background information on the General Plan and information on meetings and outcomes. Additionally, the City regularly updates a dedicated social media page on Facebook and sends regular e-blast updates to over 10,000 email addresses of interested parties.

https://www.redondo.org/depts/community_development/planredondo/default.asp

The various community input opportunities are summarized in Appendix C.

D. Availability of Housing Element for Public Review

The 2021-2029 Redondo Beach Housing Element was originally adopted on October 5, 2021 and submitted to HCD for review on October 7, 2021. On January 5, 2022, HCD completed its review of the adopted Housing Element and determined that additional revisions are necessary to comply with State law. The City made the revised Housing Element available on City website for public review on February 1, 2022. Notifications were sent to the City's list of stakeholders and individuals, agencies, and organizations that had previously commented on the Housing Element. On February 8, 2022, the City Council adopted the revised Housing Element.

On April 12, 2022, HCD completed its review of the draft Housing Element as revised and determined that additional revisions are still necessary to comply with State law. The City revised the Housing Element based on that April 12, 2022 letter and made the revised document available on the City website for public review on June 23, 2022. Notifications were sent to the City's list of stakeholders and individuals, agencies, and organizations that had previously commented on the Housing Element. On June 29, 2022, the City posted an updated version of the Revised Housing Element for public review. On July 5, 2022, the City Council adopted the revised Housing Element at a public hearing.

On January 6, 2026, the City made available a proposed amendment to the adopted Housing Element for a seven-day public review on City website. An eblast to email addresses on the City's list of interested parties and those previously commented on the Housing Element was also sent out on January 6, 2026.

During the seven-day public review period for the proposed amendment to the 6th cycle Housing Element, the City received emailed comments from two residents and a comment letter from South Bay Forward, Abundant Housing, and League of Women Voters.

One resident questioned the lack of mention of the LBGTQIA+ community in the Housing Element and the focus of development along the Artesia Corridor. Only specific groups are defined as special needs in State Housing Element law, which do not include the LBGTQIA+ community. While the City recognizes the presence of this population, for housing purposes, their needs are similar to other households and the City celebrates the diversity of its residents by providing a variety of housing opportunities. Through the General Plan update, the City expanded housing opportunities throughout the City, not targeting the Artesia

Corridor. This specific amendment does not propose any significant capacity increase beyond that already considered by the adopted General Plan and EIR.

Another resident commented on the processing of this proposed amendment, specifically that the seven-day public review was not adequate for the public to consider the impacts of the proposal. The City recognizes that the proposed amendment makes some technical changes to the zoning. However, the nature and character of the potential development remain similar to that originally proposed and adopted by the General Plan. Furthermore, the City will not be adopting this amendment until State HCD has completed its required review (which may take up to 60 days). The public is welcome to provide comments to the City during the State review.

The letter from South Bay Forward, Abundant Housing, and League of Women Voters provides the following comments:

- Placing the majority of potential units along Hawthorne Boulevard does not meet the mandate to "replace segregated living patterns."
- City should place denser housing near South Redondo schools, parks, and walkable corridors.
- Sites in the Housing Element should be ministerial (by right)
- City should not continue to count applications as credits in the Housing Element and later deny the projects.
- City should reconsider the AES and BCHD sites.

This proposed amendment only seeks to clarify the zoning for specific sites (removing the use of overlays as a tool) and to update status of project applications on Housing Element sites in order to accurately reflect units that can be credited toward the City's RHNA. The net change in unit capacity is minimal compared to that already approved by the State HCD and adopted by the General Plan. Future housing development in the City should be consistent with the General Plan and Zoning Code, as amended. However, future housing development is not limited to only sites identified in the Housing Element, as evidenced by the additional project entitlements identified in this amendment that were not previously listed in the adopted Housing Element.

E. Relationship to Other General Plan Elements

The Housing Element is one of the mandated elements of the General Plan, and internal consistency is required between all the elements. For example, the inclusion of adequate sites to meet future housing needs identified in the Housing Element must be consistent with residential land use and density policies in the Land Use element and with infrastructure policies in the Circulation element and other elements of the General Plan.

The City is in the process of conducting updates to the: Land Use Element, Safety Element (inclusive of the Noise Element), Conservation, Parks and Recreation, and Open Space, and Environmental Justice Elements of the City's General Plan. This Housing Element is consistent with the Preferred Land Use Plan developed as part of the General Plan update.

The City will conduct a comprehensive environmental review of the recommended Land Use Plan as part of the review process for Land Use Element update.

2.2.2 Housing Needs and Resources

To assess the housing needs of the City of Redondo Beach, it is important to know the characteristics of the population and the existing housing stock. The following community housing profile is based on HCD Pre-Certified Local Housing Data developed by the Southern California Association of Governments (SCAG) and supplemented with data obtained from the Census, American Community Survey (ACS), and other sources.

A. Population

1. Population Growth Trends

Population within the City of Redondo Beach grew rapidly between 1900 and 1970 (see Table H-1). This period of rapid population growth, however, was followed by a period of much slower growth from 1970 to the present. Furthermore, about one-half of the reported population growth during the 1980s was the result of the annexation of the Clifton Heights area in 1982. Since 1990, the City's population has increased by approximately five percent every decade until recently. The 2020 population is estimated at 70,242 by the State Department of Finance (DOF), an increase of 5.2 percent since the 2010 Census, reflecting the built out character of the community.

Table H-1: Population Growth (1900-2020)

Year	Population	% Change
1900	855	---
1910	2,935	243.3
1920	4,913	67.4
1930	9,347	90.3
1940	13,092	40.1
1950	25,226	92.7
1960	46,986	86.3
1970	56,075	19.3
1980	57,102	1.8
1990	60,167	5.4
2000	63,261	5.1
2010	66,748	5.5
2020	70,242	5.2

Sources: Bureau of the Census (1900-2010) and State Department of Finance (2020).

2. Housing Growth Trends

Relative to population growth, housing units and households have seen more dramatic increases since 1960 (Table H-2). From 1960 to 1970, the number of housing units and households increased 30 percent and 29 percent, respectively; whereas, the City's population increased only 19 percent during this same period. Significant housing unit and household growth continued into the 1970s, before slowing considerably in the years following 1980. Between 2000 and 2010, 1,066 housing units were added to the City's housing stock, representing an increase of four percent. However, between 2010 and 2020, the City population increased 5.2 percent along with a housing growth of 1.3 percent. The number of households (occupied housing units) increased 1.6 percent.

Table H-2: Population, Housing and Household Growth Trends (1960-2020)

Year	Population	% Change	Housing Units	% Increase	Households	% Increase
1960	46,986	n/a	15,579	n/a	14,522	n/a
1970	56,075	19.3	20,251	30.0	18,795	29.4
1980	57,102	1.8	25,867	27.7	24,637	31.1
1990	60,167	5.4	28,220	9.1	26,717	8.4
2000	63,261	5.1	29,543	4.7	28,566	6.9
2010	66,748	5.5	30,609	3.6	29,011	1.6
2020	70,242	5.2	30,999	1.3	29,472	1.6

Sources: Bureau of the Census (1960-2010) and State Department of Finance (2020)

3. Age Distribution

A population's age characteristics are also an important factor in evaluating housing needs and determining the direction of future housing development. Typically, distinct lifestyles, family types and sizes, incomes, and housing preferences accompany different age groups. As people move through each stage of life, housing needs and preferences change. For example, young householders without children usually have different housing preferences than middle-age householders with children or senior householders living alone. Redondo Beach residents under 18 years of age represented 16.2 percent of the population, lower than the County share of 18.8 percent. The population aged 55 years and older expanded during this time period.

The age distribution of the City's population between 2000 and 2019 is depicted in Table H-3 and shown alongside the age distribution for the County of Los Angeles. The proportion of the population under 20 years old increased, especially during the last decade, while the population between the ages of 20 and 54 (working age) decreased during the same period. The population aged 55 years expanded during this time period.

Table H-3: Age Distribution in Percent (2000-2019)										
Age Group	Redondo Beach					County of Los Angeles				
	% Share in Population			Change in Proportional Share		% Share in Population			Change in Proportional Share	
	2000	2010	2019	2000-2010	2010-2019	2000	2010	2019	2000-2010	2010-2019
Under 5	5.7	6.3	9.1	0.6	2.8	7.8	6.6	5.8	-1.2	-0.8
5-19	14.6	14.7	16.2	0.1	1.5	23.2	21.0	18.8	-2.2	-2.2
20-34	25.5	21.1	17.9	-4.4	-3.2	24.0	22.7	23.7	-1.3	1.0
35-54	37.7	35.2	31.4	-2.5	-3.8	28.05	28.5	27.2	0.45	-1.3
55+	16.5	22.7	25.3	6.2	2.6	17.0	21.2	24.3	4.2	3.1
Median Age	36.7	39.3	38.7	2.6	-0.6	32.0	34.8	37.0	2.8	2.2
Sources: Bureau of the Census (1960-2010) and ACS 2019 1-Year estimate										

4. Race and Ethnicity

Household characteristics, income levels, and cultural backgrounds tend to vary by race and ethnicity, often affecting housing needs and preferences. In general, Hispanic and Asian households exhibit a greater propensity than White households for living with extended family members, which often leads to increased household size.

Since 2000 the City's population has become more racially/ethnically diverse. Approximately 60 percent of Redondo Beach residents in 2019 were non-Hispanic Whites, compared to 65.2 percent in 2010 (Table H-4), and 70.8 percent in 2000. The Asian population increased from 9 percent of the total population in 2000 to 13.5 percent in 2019. And, the Black population also increased very slightly from 2.4 percent of the total population in 2000 to approximately 3.1 percent in 2020. The City's Hispanic population increased from approximately 13.5 percent of the total population in 2000 to 16 percent in 2019. Overall, the racial and ethnic composition of Redondo Beach residents differs from the County profile. The County of 10 million people has a more diverse profile, although the often the different racial/ethnic groups also tend to concentrate in different subregions.

Table H-4: Race and Ethnicity (2000-2019)							
Race/Ethnicity	2000		2010		2019		2019
	Number	%	Number	%	Number	%	LA County %
Not of Hispanic Origin							
Total	54,737	86.5	56,606	84.8	56,652	84.0	51.4
White	44,819	70.8	43,531	65.2	40,679	60.3	25.9
Black	1,531	2.4	1,772	2.7	2,111	3.1	7.7
Asian	5,677	9.0	7,858	11.8	9,101	13.5	14.5
Native American	185	0.3	163	0.2	183	0.3	0.2
Other	2,525	4.0	3,282	4.9	4,578	6.8	3.1
Hispanic Origin							
Total	8,524	13.5	10,142	15.2	10,771	16.0	48.6
White	4,916	7.8	6,274	9.4	7,174	10.6	26.3
Black	61	0.1	80	0.1	217	0.3	0.3
Asian	79	0.1	146	0.2	38	0.1	0.2
Native American	110	0.2	128	0.2	101	0.1	0.0
Other	3,358	5.3	3,514	5.3	3,241	4.8	21.8
TOTAL	63,261	100.0	66,748	100.0	67,423	100.0	100.0
Source: Bureau of the Census (1990-2010) and 2015-2019 ACS.							

5. Employment

The Census provides employment information about the City's residents, including the number of persons employed in a particular industry and whether they are employed by businesses either outside or within their community. In 2019, 39,166 Redondo Beach residents aged 16 and over were in the labor force, representing a participation rate of 72.5 percent. About 2.7 percent of the City's residents were unemployed, a decrease from the unemployment rate of 4 percent in 2000. COVID-19, however, has significantly impacted the employment situation in Redondo Beach, along with most communities in California. In June 2020, the unemployment rate in Redondo Beach was reported at 13.7 percent. Recovery is underway, with April 2021 unemployment rate reported at 8.2 percent, according to the State Employment Development Department. The City's pre-COVID unemployment rate was 4.7 percent in March 2020.

The types of jobs held by Redondo Beach residents in 2019 are shown in Table H-5. The most noticeable change is the increase in the number of residents employed in management and professional occupations, which accounted for 60.5 percent of jobs in 2019 and 53.1 percent of jobs in 2000, and the decrease in sales and office occupations from 26.5 percent to 20.6 percent during the same period.

Table H-5: Jobs Held by Redondo Beach Residents				
Job Category	2000		2019	
	Number	%	Number	%
Management, Business, Science, and Arts Occupations	20,249	53.1	22,712	60.5
Service Occupations	3,827	10.0	3,819	10.2
Sales and Office Occupations	10,092	26.5	7,745	20.6
Natural resources, construction, and maintenance occupations	2,073	5.4	1,174	3.1
Production, transportation, and material moving occupations	1,865	4.9	2,121	5.6
Total Employed Persons (16 Years & Over)	38,106	100.0	37,571	100.0
Source: Bureau of the Census, 2015-2019 ACS.				

Certain occupations are associated with higher earned incomes. Legal and managerial occupations, for example, were the highest paying occupations in the Los Angeles Metropolitan region during the first quarter of 2020 (Table H-6). By contrast, farming and food preparation occupations were among the lowest paid occupations. In 2015-2019, a large proportion of Redondo Beach residents (60.5 percent) were employed in typically high earning occupations (Table H-5). Government and retail employers accounted for four of the top ten principal employers in the City in 2019 (Table H-7).

Table H-6: Average Yearly Salary by Occupation, Los Angeles County (2020)	
Occupations	**Average Salary $**
Legal	132,856
Management	136,326
Architecture and Engineering	103,803
Healthcare Practitioners and Technical	100,721
Computer and Mathematical	102,452
Arts, Design, Entertainment, Sports and Media	88,286
Business and Financial Operations	85,014
Life, Physical and Social Science	93,101
Education, Training and Library	71,575
Community and Social Service	81,283
Construction and Extraction	61,850
All Occupations	**62,005**
Protective Service	63,863
Installation, Maintenance and Repair	57,329
Sales	37,107
Office and Administrative Support	46,702
Transportation and Material Moving	42,940
Healthcare Support	34,776
Production	53,095
Farming, Fishing and Forestry	36,515
Building, Grounds Cleaning, and Maintenance	27,885
Personal Care and Service	37,086
Food Preparation and Serving Related	32,237
Source: State Employment Development Department, 2020	

Table H-7: Principal Employers (2020)		
Employer	**Industry**	**Number of Employees**
Northrop Grunman (TRW)	Manufacturing	6,045
Redondo Beach Unified School District	Education	868
City of Redondo Beach	Government	402
The Cheesecake Factory	Restaurant	261
United States Post Office	Government	260
Target Store	Retail	241
Macy's (Robinson's May)	Retail	232
DHL Global Forwarding	Shipping	227
Frontier	Communications	164
Silverado Beach Cities	Residential Care	140
Source: City of Redondo Beach, FY 2020 CAFR.		

B. Households

1. Household Composition

A household is defined as all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment, or a married couple with children in a single-family dwelling, are each considered a household. Since different types of households need or prefer different types of housing, this information can be useful in assessing the types of housing needed in the City.

Table H-8 compares the types of households in Redondo Beach over time since 2000. Households are classified as "family" households or "non-family" households. "Family" households are those in which the head of household lives together with one or more related persons. "Non-family" households consist of a group of unrelated persons or a single person living alone.

The number of households in Redondo Beach has decreased over time and the household composition had shifted somewhat. In 2019, Redondo Beach had more family (61 percent) than non-family (39 percent) households (Table H-8). The number of families in the City has increased while the number of people living in non-family households decreased.

Table H-8: Changes in Household Types (2000-2019)

Household Types	2000		2010		2019		Percent Change			
							2000-2010		2010-2019	
	#	%	#	%	#	%	#	%	#	%
Families	15,330	53.6%	16,011	56.1%	16,684	60.9%	681	4.4%	673	4.2%
Married w/ Children	5,015	17.5%	7,877	27.6%	6,363	23.0%	2,862	57.1%	-1,514	-19.2%
Married w/o Children	6,683	23.4%	4,452	15.6%	7,233	20.0%	-2,231	-33.4%	2,781	62.5%
Other Families	3,632	12.7%	3,682	12.9%	3,088	11.9%	50	1.4%	-594	-16.1%
Non-Families	13,264	46.4%	12,259	43.9%	10,799	39.1%	-1,005	-7.6%	-1,460	-11.9%
Single	9,445	33.0%	9,618	33.7%	8,355	29.8%	173	1.8%	-1,263	-13.1%
Other Non-Families	3,819	13.4%	2,911	10.2%	2,444	9.3%	-908	-23.8%	-467	-16.0%
Total Households	28,594	100.0%	28,540	100.0%	27,663	100.0%	-54	-0.2%	-877	-3.1%

Source: Bureau of the Census, 2015-2019 ACS.

2. Household Size

Household size affects the housing needs of a community and may indicate the presence of potential housing problems, such as overcrowding. The average size of Redondo Beach households declined over time from a peak of 3.29 persons (in 1960) to 2.21 persons (in 2000), but bounced back slightly to 2.29 persons in 2010 (Table H-9). This trend continued in 2019 (2.43 persons). Household size in the City is smaller than the 2019 countywide average of 2.96 persons. This is consistent with the small increase in population but 3.3 percent decrease in the number of households.

Table H-9: Persons per Household	
Year	Persons Per Household
1960	3.29
1970	2.84
1980	2.31
1990	2.25
2000	2.21
2010	2.29
2019*	2.43
Sources: Bureau of the Census (2010); *ACS (2019).	

Nearly one-third (30.2 percent) of all households in the City were comprised of single person households and another one-third (34 percent) had only two persons (Table H-10). Household size also varied by tenure, with owner-occupied units averaging 2.4 persons per units and renter-households averaging approximately 2.1 persons per unit. Furthermore, about 22.3 percent of owner-occupied units were comprised of four or more persons in 2019, while about 16 percent of renter-occupied units had four or more persons.

Table H-10: Persons in Household by Tenure (2019)						
Household Size	All Households		Owner-occupied units		Renter-occupied units	
	Number	%	Number	%	Number	%
1 Person	8,355	30.2	3,386	23.4	4,987	37.5
2 Persons	9,400	34	5,016	34.9	4,384	33
3 Persons	4,597	16.6	2,781	19.4	1,816	13.7
4 Persons or more	5,311	19.2	3,200	22.3	2,111	15.9
Source: ACS 2015-2019.						

3. Household Income

Median household income in Redondo Beach has increased since 2000 and is related to the City's favorable coastal location and high real estate values. Household, family, and per capita income have all increased over the past two decades (Table H-11). While the increase is less over the past five years in Redondo Beach than over the fifteen years prior, incomes remain substantially higher than levels than the County (Table H-12).

Table H-11: Income Level Increases, Redondo Beach (2000-2019)

	2000	2015	2019	Increase		% Increase	
				2000-2015	2015-2019	2000-2015	2015-2019
Median Household Income	$69,173	$105,145	$113,499	$35,972	$8,354	52.0	7.9
Median Family Income	$80,543	$122,895	$140,227	$42,352	$17,332	52.6	14.1
Per Capita Income	$38,305	$53,001	$62,528	$14,696	$9,527	38.4	18.0

Source: Bureau of the Census (2000); American Community Survey (2015-2019 5-year estimates)

Table H-12: Income Level Increases, Los Angeles County (2000-2019)

	2000	2015	2019	Increase		% Increase	
				1990-2000	2015-2019	2000-2015	2015-2019
Median Household Income	$42,189	$56,196	$72,797	$7,224	$14,007	33.2	24.9
Median Family Income	$46,452	$62,703	$81,912	$7,417	$16,251	35.0	25.9
Per Capita Income	$20,683	$28,337	$36,044	$4,534	$7,654	37.0	27.0

Source: Bureau of the Census (2000); American Community Survey (2015-2019 5-year estimates)

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – 0 to 30 percent AMI
- Very Low Income – 31 to 50 percent of the AMI
- Low Income – 51 to 80 percent of the AMI
- Moderate Income – 81 to 120 percent of the AMI
- Above Moderate Income – above 120 percent of the AMI

As shown below, according to the Southern California Association of Governments (using 2014-2018 ACS data), approximately 22 percent of the City's households earned lower incomes, 11 percent earned moderate income, while approximately 67 percent earned above moderate incomes. In comparison, countywide 41 percent of the households earned lower income and 42 percent earned above moderate income.

Table H-13: Households by Income Group (2018)		
Classification	Redondo Beach	Los Angeles County
	%	%
Very Low Income	13	26
Low Income	9	15
Moderate	11	16
Above Moderate	67	42
Total	100.0	100.0
Source: SCAG RHNA Calculator, March 2021.		

C. Housing Problems

The CHAS data also provides detailed information on housing needs by income level for different types of households in Redondo Beach. The latest detailed CHAS data, based on the 2013-2017 ACS, is displayed in (Table H-14). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (43.6 percent) compared to owner-households (38.1 percent).
- Large families who were owners (57.2 percent) and elderly renters (60.3 percent) had the highest level of housing problems regardless of income level.
- Very low income and extremely low income renter-households had the highest incidence of housing problems (91.1 percent and 82.1 percent, respectively).

Table H-14: Housing Assistance Needs of Lower Income Households (2013 to 2017)									
Household by Type, Income, and Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	510	195	15	1,370	470	115	0	695	2,065
% with any housing problem	88.2%	87.2%	100.0%	82.1%	83.0%	78.3%	0%	82.0%	82.1%
% with cost burden >30%	88.2%	79.5%	0.0%	79.9%	81.9%	78.3%	0%	80.6%	80.1%
% with cost burden > 50%	72.5%	79.5%	0.0%	74.1%	72.3%	60.9%	0%	69.8%	72.6%
Very Low Income (31-50% AMI)	450	645	15	1,520	735	160	25	995	2,515
% with any housing problem	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.2%	79.7%
% with cost burden >30%	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.7%	79.9%
% with cost burden >50%	64.4%	60.5%	100.0%	70.1%	40.1%	81.3%	16.0%	47.1%	61.0%
Low Income (51-80% AMI)	285	810	55	1,685	570	230	35	950	2,635
% with any housing problem	78.9%	88.3%	100.0%	89.6%	51.8%	58.7%	100.0%	55.3%	77.2%
% with cost burden >30%	75.4%	88.3%	100.0%	89.3%	52.6%	60.9%	97.1%	56.2%	77.4%
% with cost burden > 50%	29.8%	29.0%	0.0%	31.5%	25.4%	39.1%	11.4%	29.9%	30.9%
Moderate/Upper Income (>80% AMI)	760	4,140	530	9,265	2,565	6,510	515	11,335	20,600
% with any housing problem	26.3%	21.7%	37.7%	21.8%	24.0%	22.5%	56.3%	25.1%	23.6%
% with cost burden >30%	25.0%	16.9%	13.0%	17.5%	23.6%	22.4%	48.5%	24.6%	21.4%
% with cost burden > 50%	4.6%	1.2%	0.0%	1.4%	6.2%	5.4%	9.7%	6.3%	4.1%
Total Households	2,005	5,790	615	13,840	4,340	7,015	575	13,975	27,815
% with any housing problem	60.3%	41.6%	46.3%	43.6%	39.3%	26.2%	57.2%	32.6%	38.1%
% with cost burden >30%	59.4%	37.9%	22.6%	40.5%	39.1%	26.2%	50.1%	32.2%	36.3%
% with cost burden > 50%	38.9%	14.3%	2.4%	19.8%	21.7%	9.1%	10.1%	14.0%	16.9%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS data.

1. Cost Burden

It is important to identify the rate of housing cost burden in a community in order to assess the availability of affordable housing. Cost burden is defined as households paying more than 30 percent of their income for housing. When a household overpays for housing, it has less available income for other necessities such as healthcare, food, and transportation, thereby impacting quality of life.

As shown in Table H-14, the prevalence of cost burden generally increases as income decreases. Cost burden impacted extremely low and very low income households almost equally, and renter-households were more impacted by cost burden than owner-households overall.

In terms of household type, cost burden was almost indiscriminate, impacting virtually all household types in the extremely low and very low income levels, although low income elderly owner households were less affected by cost burden than other types of households.

2. Overcrowding

The State Department of Housing and Community Development (HCD) defines overcrowding as a household with more than one person in a room (excluding bathrooms and the kitchen). Severe overcrowding is more than 1.5 persons per room. Overcrowding occurs when there are not enough adequately sized housing units in a community that are affordable to households with various income levels. When this occurs, families may live in housing units that are too small in order to afford other necessities or they may "double-up" with other families. Overcrowding is a serious health and safety concern and must be addressed appropriately.

Table H-15 shows that overcrowding in the City has declined dramatically since 1990. This may be partly due to the replacement of many traditional family households with single-person and single-parent family households. Between 2015 and 2019, approximately 2.2 percent of all units in the City were overcrowded. By comparison, about 11.1 percent of all units in Los Angeles County were overcrowded.

Table H-15: Overcrowded Housing Units (1980-2019)

	1990	2000	2011-2015	2015-2019
Total Occupied Units	26,717	28,566	27,733	27,663
Total Overcrowded	1,099	1,201	493	603
Percent Overcrowded	4.1	4.2	1.8	2.2

Source: Bureau of the Census (1970, 1980, 1990, and 2000) and American Community Survey (2011-2015; 2015-2019).

The incidence of overcrowding varies by tenure. In Los Angeles County, 16.2 percent of renters face severe overcrowding, while 11.3 percent of owners according to the 2015-2019 ACS. The majority of overcrowded units in Redondo Beach (76.6 percent) had between 1.0 and 1.5 persons per room. Severely overcrowded (more than 1.5 persons per room) households made up the remaining 23.4 percent of overcrowded units. This information is summarized in Table H-16.

Overcrowding typically occurs when there is a lack of housing of the right size and the right price to accommodate the larger households in the City. The number of households in the City with more than five persons has only slight decreased in recent years, making it more difficult for these households to find and afford an adequately sized unit. In 2010, there were 5.6 percent large households in the City (households with five or more members) compared to 5.1 percent in 2019.

Table H-16: Overcrowded Housing Units (2011-2019)

Category	2011-2015		2015-2019	
	Number	%	Number	%
Occupied Housing Units	27,733	100%	27,633	100%
Overcrowded Units	493	1.8%	603	2.2%
Owner-occupied	109	22.1%	172	28.5%
Renter-occupied	384	77.9%	431	71.5%
Units with 1.01-1.50 persons/room	398	80.7%	462	76.6%
Units with 1.51-2.00 persons/room	78	15.8%	102	16.9%
Units with 2.01 or more persons/room	17	3.45%	39	6.5%

Source: American Community Survey (2011-2015; 2015-2019).

D. Special Needs Groups

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances including income, employment, disability, or family characteristics, among other things. Persons and households with special needs include seniors, persons with disabilities (including persons with developmental disabilities), large households, single-parent households, persons living in poverty, farmworkers and the homeless. These groups may have more difficulty finding affordable housing, and typically are the groups most in need of assistance. Table H-17 summarizes Redondo Beach's special needs population and Table H-21, located at the end of this section, provides an inventory of resources available to serve these groups.

Table H-17: Special Needs Population (2015-2019)				
Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Households w/ members age 65+	8,913	--	--	13.2
Elderly (65+) headed households	5,793	4,444 (30.9%)	1,349 (10.2%)	20.9
Elderly living alone	2,683	1,678 (12.0%)	992 (7.3%)	9.7
Disabled persons	4,369	--	--	6.5
Large households (5+ persons)	1,412	691 (48.9%)	721 (51.1%)	5.1
Single-Parent Households	3,283	--	--	11.8
Female headed households with children	2,111	--	--	7.6
Residents living below poverty*	2,629	--	--	3.9
Farmworkers	0	--	--	--
Homeless*	176	--	--	<1
Source: 2015-2019 ACS, *2020 Greater Los Angeles Homeless Count Report, LAHSA				

Seniors

Seniors face unique housing circumstances because of three factors: a limited or fixed income; health care costs; and disabilities. Between 2015 and 2019, 8,913 Redondo households included senior members (age 65 and over), representing 13.2 percent of the City's total households. Furthermore, approximately 5,793 Redondo Beach households (20.9 percent of total households) were headed by persons over age 65. Of all owner-households, 30.9 percent were headed by seniors and of all renter-households, 10.2 percent were headed by seniors.

Many seniors are retired and/or living on fixed incomes and may not be able to afford major home repairs or large increases in rent. Between 2015 and 2019, 2,629 people living below the poverty level in Redondo Beach, and approximately seven percent were seniors. As shown in Table H-14, 60 percent of elderly renter-households experienced housing problems, in comparison to 40 percent of elderly owner-households. Approximately 60 percent of elderly renter-households had a cost burden greater than 30 percent.

Resources Available

The special needs of seniors can be met through a range of services, including congregate care, rent subsides, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, as of May 2021, six residential care facilities for the elderly offer a combined capacity of 282 beds.

The City's Community Services Department provides programs, services, information, and referrals that promote physical and mental health for the expanding senior population in the City. Senior residents have access to services at multiple Senior Center locations at Anderson Park, Perry Park, and Veterans Park. Additional resources are detailed in Table H-21.

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents in Redondo Beach have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

According to 2015-2019 ACS data, disabled persons make up approximately 6.5 percent of the population in Redondo Beach. Between 2015 and 2019, 45 percent of the City's population with disabilities was made up of residents aged 65 and older, while 51 percent were aged 18 to 64. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent (Table H-18).

Disabled individuals have unique housing needs because they may be limited in mobility or ability to care for themselves. In addition, the earning power of disabled persons may be limited. Their housing need is compounded by design and location requirements which often increase housing costs. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features. Affordable housing and housing programs that address accessibility can assist persons with disabilities.

The housing needs of disabled persons in Redondo Beach are of particular importance because as a built-out community, about 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during this Housing Element planning period. Therefore, the majority of the City's housing stock does not comply with the American with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Table H-18: Disability Status of Persons Over Age 5 (2015-2019)				
Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	21.3%	14.3%	23.0%	18.5%
With a vision difficulty	13.2%	11.6%	8.5%	10.3%
With a cognitive difficulty	39.2%	21.1%	11.3%	17.4%
With an ambulatory difficulty	13.2%	23.6%	31.8%	26.9%
With a self-care difficulty	13.1%	9.5%	7.1%	8.6%
With an independent living difficulty	--	19.9%	18.3%	18.3%
Total Persons with Disabilities	357	4,319	3,819	8,495

Note:
1. Persons under 5 years of age are not included in this table.
2. Persons may have multiple disabilities.

Source: American Community Survey (2015-2019).

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, "developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature." This definition also reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

In Redondo Beach, there are 342 people with developmental disabilities according to the State of California Department of Developmental Services (Table H-19). This represents 0.5 percent of the total population of the City and is about evenly split between adult and children. Furthermore, about 80 percent of these individuals were residing in private home with their parent or guardian and 12 percent were living in a Community Care Facility.

Table H-19: Persons with Developmental Disability by Age and Zip Code			
Zip Code	00-17 yrs	18+ yrs	Total All Ages
90277	107	82	189
90278	74	79	153

State of California Department of Developmental Services Consumer Count by California ZIP Code and Age Group Regional Center and Early Start Consumers, December 2020

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because

developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources Available

From a housing perspective, there are several different housing needs of disabled persons. For those disabled with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also. The disabled person with a mobility limitation requires housing that is physically accessible.

According to the State's Community Care Licensing Division records, there are six residential care facilities for the elderly in Redondo Beach, with a combined capacity of 282 beds and three adult residential care facilities which provide a capacity for 108 beds. The City's Community Services Department offers a wide range of programs, services, information and referrals to help persons with disabilities. Table H-21 details further assistance programs/services that are available to disabled residents in the City of Redondo Beach.

The Harbor Regional Center provides services for persons with disabilities. It provides support, information, and opportunities for its clients and their families. The Regional Center offers free intake and assessment services and coordinate services (such as mental health, employment, housing options) for the clients based on needs.

Large Households

Large households are defined as those consisting of five or more persons in the same dwelling unit. Large households typically need larger homes with extra rooms in order to avoid overcrowding. While construction trends over recent years have increasingly included the provision of large units, often these larger units are not affordable to large households. It is not uncommon for large, lower income households to save on housing costs by residing in smaller units, resulting in overcrowded living conditions.

As shown earlier in Table H-17, 5.1 percent of Redondo Beach households were considered large households in 2019. The proportion of large households has been steadily declining, from 5.6 percent in 2010, to 5.2 percent in 2015, and 5.1 percent in 2019. Most of these large households (51 percent) rented their homes, while 49 percent owned their homes. The overwhelming majority of households in the City continue to be smaller households.

Lower income large renter-households usually face a number of housing problems, including cost burden, overcrowding, and deteriorated housing conditions. According to data from 2013-2017 on the housing needs of lower income households (Table H-14), 46 percent of all large renter-households and 57 percent of all large owner-households were experiencing housing problems.

Resources Available

The City's large households can benefit from City programs and services that provide assistance to lower and moderate income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. Table H-21 lists additional resources that may be beneficial to the City's large households.

Single Parent Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day-care, health care, and other supportive services. Female-headed households with children, in particular, tend to have lower incomes than other types of households. Because of their relatively low income, such households often have limited housing options and restricted access to supportive services.

According to the Census, six percent of Redondo Beach households were single-parent households in 2010 and 11.8 percent were single-parent households in 2019 (Table H-20). There were more female-headed single-parent households than male-headed single-parent households in both 2010 and 2019. According to 2015-2019 ACS data, 5.5 percent of female-headed single-parent households were living below the poverty level.

Table H-20: Single-Parent Households

Household Type	2010		2019	
	#	%	#	%
Single Male with Children	508	1.8	1,172	4.2
Single Female with Children	1,200	4.1	2,111	7.6
Total Single Parent Households	1,708	5.9	3,283	11.8
Total Households	29,011	100.0	27,621	100.0

Source: American Community Survey (2015-2019).

Resources Available

Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is a pressing issue for many families with children. Affordable housing needs of single-parent households are addressed through the City's affordable housing programs, including Housing Choice Vouchers, and Table H-21 lists youth services and assistance services for households with limited income that may be beneficial to single-parent households.

Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2015-2019 ACS identified that about four percent of all Redondo Beach residents are living below the poverty level. Approximately two percent of family households in the City were living in poverty. Similarly, two percent of families with children were also living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

Resources Available

Persons living with incomes below the poverty level can benefit from City programs and services that provide assistance to lower income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. Table H-21 lists various assistance services for households living in poverty.

Farmworkers

The 2015-2019 ACS indicates that no residents in the City held jobs in agriculture, forestry, fishing and hunting, and mining. Any low income workers are eligible for community-wide housing programs assisting low income residents.

Homeless

Homelessness is a regional (and national) problem, and in a major metropolitan region, individual municipal governments lack the resources to implement solutions to eliminate homelessness. While the exact number of homeless people in the City on any given night is unknown, a relatively small share of the region's homeless population is found in Redondo Beach. The 2020 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimates that there were 173 people experiencing homelessness in Redondo Beach – a decrease from the 216 people in the City during the 2016 LAHSA homeless count.

Resources Available

There are no emergency shelters in the immediate area for homeless men or women who are not victims of domestic violence. San Pedro operates a residential treatment center, Support for Harbor Area Women's Lives (SHAWL) primarily for homeless women who are substance abusers. This center serves most of the South Bay, including Redondo Beach. SHAWL offers counseling services, substance abuse rehabilitation programs, and assistance for women who want to regain custody of their children.

SHAWL also has two transitional housing facilities that aid women as they transition from the primary six-month program: Haviland House and The Cottages. Haviland House provides 11 beds to women for an additional 18 months to two years. The Cottages was established in 2012 and provides four beds for women and four beds for children.

Second Step Shelter, operated by 1736 Family Crisis Center, is the only transitional housing shelter in Redondo Beach. This shelter provides longer-term transitional housing as well as support services to assist its clientele in making the transition to permanent housing and economic self-sufficiency. All clients receive counseling, parenting education, job training, and housing referrals. The shelter has a capacity of 24 beds.

In September 2020, the Redondo Beach Council voted to move forward with a plan to provide temporary homeless shelters on the lot where the City's Transit Center is being constructed in the northern part of the City. The shelter operations were jointly funded by the City of Redondo Beach and the County using CDBG funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the 15 "pallet shelters" (temporary homeless shelters) at the 1521 Kingsdale site with the potential to increase the number of pallet shelters in the future. The current location will serve as the site until the emergency orders are lifted and then the City Council will decide whether to move the shelters to a different location or have them remain at the Kingsdale site. A zoning change may be needed for the pallet shelters to remain after the emergency orders are lifted. The latest Letter of Agreement extends the program until July 31, 2022 but it allows for extending the term.

Table H-21: Resources for Special Needs Groups		
Special Needs Group	**Program**	**Description**
Female Headed Households and Large Households	Afterschool Playground Program	Non-Custodial Afterschool Playground Program
	South Bay Youth Project	Counseling, parenting classes, youth activities.
Households in Poverty	South Bay One Stop Business and Career Centers	Provide business development resources and facilities, staffing assistance, training and job placement services, labor market information, career assessment, workshops.
	First United Methodist Church—Shared Bread	Warm meals and hygiene items when available.
	St. Paul's United Methodist Church—Project: Needs	Home-style dinner for hungry and food pantry.
	St. Andrew's Presbyterian Church	Sack lunch distribution, clothing and canned goods distribution given out with sack lunches.
	St. James Church	Sack lunches
	St. Lawrence Martyr Church	Food pantry (canned and dry food) and food distribution to local residents.
	Salvation Army	Emergency aid, food, referrals to shelters, information and referral.
	Saturday Lunch Program	Saturday lunches provided and supply of food available on an emergency basis.
	South Bay Community Church of the Brethren	Home-style dinner for hungry
Households in Poverty, Disabled Persons, and the Elderly	City of Redondo Beach Section 8	Housing assistance payments on behalf of eligible elderly and very low income families, and disabled persons
	Utility Users Tax Exemption	City tax removed from utility bills. Eligibility based on income, age and/or disability.
Disabled Persons	Access Services	Transportation service throughout Los Angeles county for individuals with disabilities.
Elderly and Disabled Persons	The WAVE	Transportation for registered Hermosa and Redondo Beach residents, who are either seniors (62 and over) or disabled.
	Gardena Special Transit	Provides lift-equipped vehicles to transport Gardena residents age 60 and above and/or disabled.
	Nutrition Program	Senior lunch program available five days a week at two separate sites.
	Income Tax Assistance	Free assistance filing income tax returns for older adults and disabled persons.
Source: City of Redondo Beach, 2021.		

E. Housing Stock

1. Housing Unit Type

The mix of housing units in Redondo Beach has changed significantly since 1960 (Table H-22:). Single-family detached housing comprised over three-fourths (77 percent) of the City's housing stock in 1960, but by 2015-2019, only about 41 percent of housing units were single-family detached homes. Single-family attached [2] housing grew at a rapid rate during the 1980s (with nearly 3,000 units built), but the pace of single-family attached development has been relatively slow ever since (with only about 762 units built since 1990). Single-family attached housing now comprises 14 percent of the City's housing units.

Apartments made up 44 percent of the City's total housing stock in 2015-2019. Smaller multi-family buildings (with two to four dwellings) comprised about 14 percent of all housing units while larger multi-family buildings (with five or more dwellings) made up 31 percent of units. Meanwhile, the City's inventory of mobile homes decreased significantly between 2000 and 2019. [3] According to the 2000 Census there were 380 mobile homes in Redondo Beach. These homes are located in the City's only remaining mobile home park (along 190th Street east of Meyer Lane). These homes are protected under a special Mobile Home Park zoning designation established for the area, which permits no other type of housing except mobile homes. In comparison with nearby cities, Redondo Beach has the lowest proportion of residential land being zoned for single-family use (Figure H-1). Compared to the region as a whole, the City also has lower proportion of single-family units (Figure H-2)

Table H-22: Housing Unit Type (1960-2019)

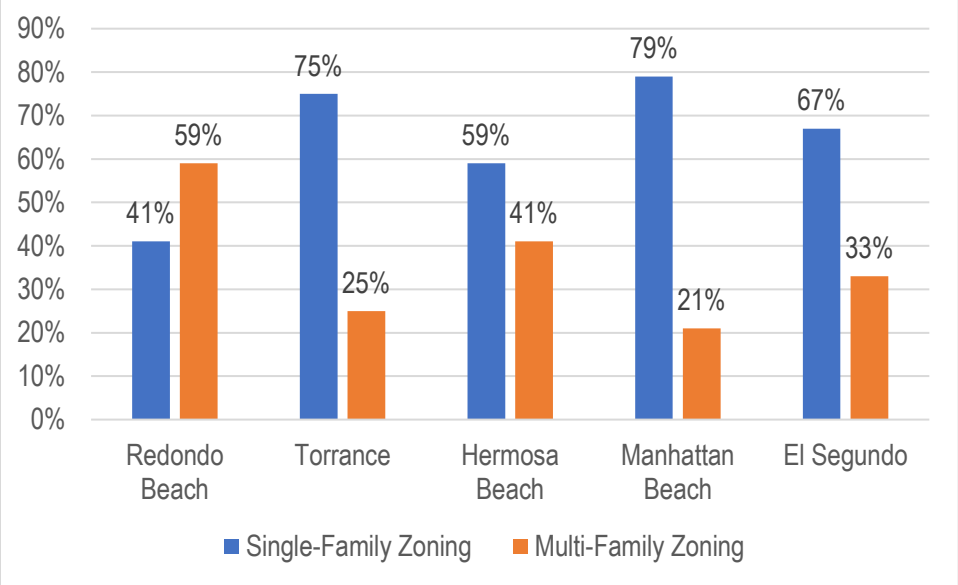
Year	Total	Single-Family (detached)		Single-Family (attached)		2-4 Units		5+ Units		Mobile Homes and Other	
		No.	%	No.	%	No.	%	No.	%	No.	%
1960	15,579	12,060	77.4	0	0.0	1,644	10.6	1,875	12.0	0	0.0
1970	20,251	12,684	62.6	398	2.0	2,800	13.8	4,154	20.5	215	1.1
1980	25,867	10,861	42.0	561	2.2	4,515	17.5	9,737	37.6	193	0.7
1990	28,220	11,148	39.5	3,491	12.4	4,050	14.4	9,439	33.4	92	0.3
2000	29,543	11,452	38.8	4,207	14.2	4,063	13.8	9,441	31.9	380	1.3
2015	29,764	11,828	39.7	4,197	14.1	4,055	13.6	9,574	32.2	110*	0.4
2019	30,024	12,266	40.9	4,253	14.2	3,987	13.2	9,334	31.1	184	0.6

* 2015 data is based on the American Community Survey (ACS), which samples only a small percentage of the population. The reduction in mobile homes is primarily a result of the large sampling errors associated with a small sample of mobile homes.
Source: Bureau of the Census (1960, 1970, 1980, 1990, and 2000), American Community Survey (2011-2015; 2015-2019).

2 Single-family attached units are those units that share one common wall with another unit. Such homes may include townhome units in planned unit development. Condominium is a legal form of ownership, not a type of housing structure. Townhomes (i.e. single-family attached units) are a form of condominium.

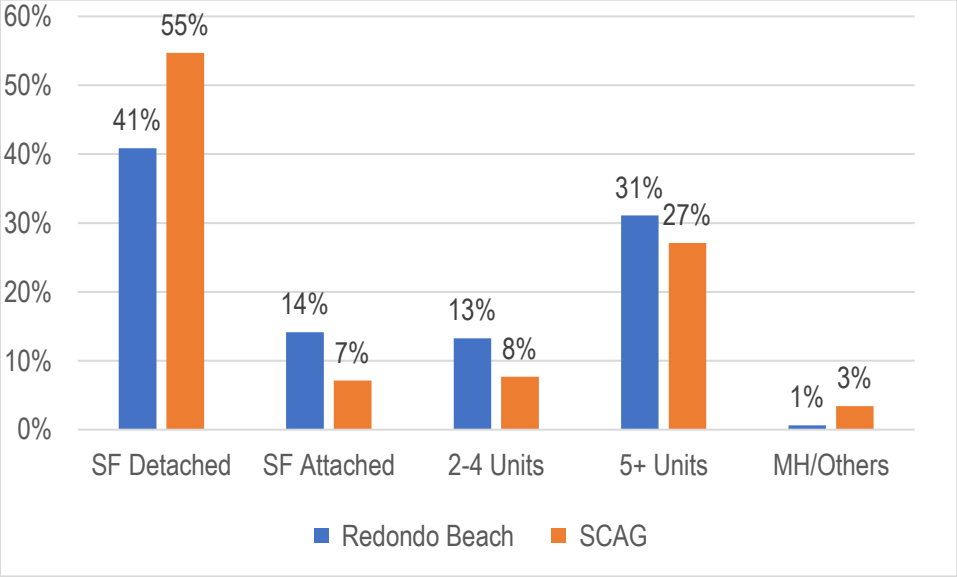
3 The "Mobile Homes and Other" category includes "Other" housing units as defined in the Census, such as boats, RVs, vans, etc.

Figure H-1: Residential Zoning – Redondo Beach and Nearby Cities



Source: City of Redondo Beach

Figure H-2: Housing Unit Type – Redondo Beach and SCAG Region



Source: 2015-2019 ACS.

2. Housing Tenure

Of the Redondo Beach housing units that were occupied in 2019, 50.5 percent were owner-occupied and 49.5 percent were renter-occupied. The proportion of homeowners in the City was higher in comparison to Los Angeles County as a whole, where 45.8 percent of units were owner-occupied, and 54.2 percent were renter-occupied.

Housing tenure historical trends are shown in Table H-23. The percentage of owner-occupied units declined dramatically from nearly 60 percent in 1960 to less than 40 percent in 1980, a period when most new construction in the City consisted of new apartments. Many developers during the 1970s and 1980s built condominiums/townhomes and offered them for rent until the construction defect litigation statute of limitations expired. Upon expiration, the developers started marketing the condominiums/townhomes as for-sale units. This may explain the low rates of homeownership during the 1970s and its subsequent increase in the decades that followed. However, homeownership in the current housing market may be out of reach to many households, leading to a declined homeownership rate in 2019.

Table H-23: Housing Tenure, Redondo Beach (1960-2019)

Year	Owner-occupied	Percent	Renter-occupied	Percent	Total
1960	8,578	59.1	5,944	40.9	14,522
1970	8,362	44.5	10,433	55.5	18,795
1980	9,446	38.3	15,191	61.7	24,637
1990	12,390	46.4	14,327	53.6	26,717
2000	14,147	49.5	14,419	50.5	28,566
2010	14,917	51.4	14,094	48.6	29,011
2019	14,363	51.9	13,298	48.1	27,663

Source: Bureau of the Census (1960, 1970, 1980, 1990, 2000, and 2010, ACS 2015-2019).

3. Vacancy Rates

The difference between current and optimal vacancy rates provides an indication of existing housing need. According to the Southern California Association of Governments (SCAG), a five percent rental vacancy rate is considered optimal in order to permit adequate rental mobility. In a housing market with lower vacancy rates, rents are likely to be inflated and tenants will have difficulty finding units of the right size and cost. A two percent vacancy rate for owner-occupied housing is considered optimal.

In 2019, 1.1 percent of the homeowner housing stock was available for sale and 4.7 percent of the rental housing stock was available for rent. In addition to vacant units for sale or rent, another 5.2 percent of the housing stock was vacant in 2019 for other reasons, including units for seasonal, recreational, or occasional use, as well as units undergoing extensive remodels, and units rented or sold but not yet occupied. The total for all types of vacant housing units in 2019 was 2,361, representing an overall vacancy rate of 7.9 percent.

Vacancy rates for the period from 1960 to 2019, based on Census numbers and the ACS are shown in Table H-24. As shown, vacancy rates generally declined over the years, reflective of an increasingly tightening housing market; however, overall vacancy rates increased during the 2000s.

Table H-24: Vacant Housing Units (1960-2019)

Year	Vacant Units for Sale or Rent[1]	Percent	Total Vacant Units[2]	Percent	Total Units
1960	832	5.3	1,057	6.8	15,579
1970	831	4.1	1,456	7.2	20,251
1980	874	3.4	1,230	4.8	25,867
1990	1,111	3.9	1,503	5.3	28,220
2000	637	2.2	977	3.3	29,543
2010	928	3.0	1,598	5.2	30,609
2019	823	2.7	2,361	7.9	30,024

Notes:

1. Includes 'For Rent' units (refers to vacant units offered for rent, where no money has been paid or agreed upon by any renter) and 'For Sale Only' units (refers to vacant units being offered for sale only, including units in cooperatives and condominium projects if the individual units are offered for sale only. If units are offered either for rent or for sale, they are included in the for rent classification.)
2. 'Total Vacant Units' includes the following categories:
   - For rent
   - Rented, Not Occupied
   - For Sale Only
   - Sold, Not Occupied
   - For Seasonal, Recreational, or Occasional Use
   - For Migrant Workers
   - Other Vacant

Source: Bureau of the Census (1960, 1970, 1980, 1990, 2000, 2010, 2015-2019 ACS).

4. Housing Stock Condition

Age of Structures

The habitability of housing refers to its structural condition and its ability to provide safe and decent shelter for its inhabitants. The accepted standard for major housing rehabilitation needs is after 30 years.

Table H-25: Age of Housing for Occupied Units (2019)

Year Unit Built	Number	Percent
1939 or earlier	1,172	4.2
1940 -1959	7,399	26.7
1960 -1979	9,656	34.9
1980 -1999	6,991	25.3
2000 - 2009	1,875	6.8
2010 - 2013	269	1.0
2014 - 2019	301	1.1
Total	27,663	100.0

Source: American Community Survey (2015-2019).

Redondo Beach is known for its quaint, historical charm. Much of the City's housing stock is made up older homes. According to the 2015-2019 ACS, about 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during the Housing Element planning period. While age alone is not an indicator of housing condition, older structures do tend to have greater rehabilitation needs.

Substandard Structures

The City's Code Enforcement program is reactive to complaints filed. No housing conditions survey was conducted for this Housing Element due to staffing constraints. However, City Code Enforcement Staff estimate that the extent of dilapidated structures and housing units in need of substantial rehabilitation remains relatively unchanged from 2000, the last time the City conducted a detailed housing conditions survey, with only a modest increase to approximately 65 from 50 structures in Redondo Beach noted as dilapidated and to approximately 165 from the 150 dwelling units reported to be in need of substantial rehabilitation.

The City's Code Enforcement Staff estimates complaints concerning dilapidated structures and dwelling units in need of substantial rehabilitation are filed at a rate of approximated 1-3 per month. The City's Code Enforcement Staff notes current trends concerning substandard housing conditions generally evolve from unpermitted conversions of portions of existing structures and older residential units with owners that have aged in place or where the original owners have deceased and left their properties to children or grandchildren and the residences are either vacant for extended periods or converted to rental properties with minimal maintenance. With limited funding, the City currently offers a Mobility Access and Emergency Repairs program to assist with housing conditions issues. In addition, the Housing Plan includes an action to pursue funding from the State to provide for rehabilitation assistance.

In 1992, the Redondo Beach City Council also acted to endorse the approval of Mills Act contracts with owners of locally-designated historic properties. The Mills Act is a state tax incentive law that allows cities to enter into contracts with the owners of historic structures. This contract provides a method of reducing property taxes in exchange for the continued preservation of the property. Property taxes recalculated using the special Mills Act assessment method can be reduced 50 percent or more.

5. Cost of Housing and Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Redondo Beach with the maximum affordable housing costs to households which earn different income levels. Taken together, this information can provide a picture of who can afford what size and type of housing as well as indicate the type of households that would likely experience overcrowding or overpayment.

Ownership Housing

In 2020, the median sales price for a single-family home in Redondo Beach was $1,160,000. In 2021 this rose to $1,316,500, a 13.5 percent increase. While the median sales prices of homes in Redondo Beach were higher than that of neighboring Torrance, prices remained significantly lower than those in nearby Hermosa Beach, Manhattan Beach, and Rancho Palos Verdes. Overall, median sales prices for homes in the South Bay region were far higher than the median sales price for homes in Los Angeles County as a whole.

Table H-26: Home Sale Activity by City				
	# of Sales	2021 Median Sales Price $	2020 Median Sales Price $	% Change
Redondo Beach	104	1,316,500	1,160,000	13.5
Torrance	156	946,000	756,000	25.1
Hermosa Beach	29	1,965,000	1,346,591	45.9
Manhattan Beach	47	2,795,000	2,349,500	19.0
Rancho Palos Verdes	57	1,420,000	1,265,000	12.3
Los Angeles County	7,974	750,000	640,000	17.2
Source: Core Logic, March 2021				

Cost of Rental Housing

In May 2021, 30 units were listed for rent in the City of Redondo Beach. Rents for these housing units ranged from $1,495 (for a one-bedroom apartment) to $6,500 (for a four- bedroom rental). It should be noted that these rent ranges are based on the City's vacant rental units only and not all rental units in general. This rent survey was an attempt to approximate the cost of rental housing in the City. Table H-27 shows the detailed breakdown of Redondo Beach rental units by number of bedrooms. The median rent levels in Redondo Beach ranged from $2,300 for a one-bedroom apartment to $5,300 for a housing unit with four or more bedrooms.

Table H-27: Median Rents in Redondo Beach (2021)				
Bedroom	Number Listed	Median Rent	Average Rent	Rent Range
Studio	-	-	-	-
1	9	$2,300	$2,202	$1,495 - $2,950
2	14	$2,223	$2,243	$1,800 - $2,935
3	4	$3,600	$3,572	$2,795 - $4,295
4+	3	$5,300	$5,550	$4,850 - $6500
Total	30	$2,950	$3,392	$1,495 - $6,500
Source: Craigslist.com, Accessed (May 2021)				

Housing Affordability

Table H-28 shows the annual income for extremely low, very low, low, and moderate-income households by the size of the household and the maximum affordable housing payments based on the federal standard of 30 percent of household income. From these income and housing cost limits, the maximum affordable home prices and rents are determined. These figures are estimates only and presented for the purpose of demonstrating the significant gaps between market rents/home prices and affordability levels. Based on the rents and home prices shown earlier, lower income households cannot afford housing in Redondo Beach. Moderate income households (with five or more members) at the high end of the income range may be able to afford small rental units in the City only.

Table H-28: Housing Affordability Matrix (2020)						
Household	Annual Income[1]	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes & Insurance[2]		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Extremely Low-Income (0-30% AMI)						
1-Person	$23,700	$593	$151	$207	$442	$61,790
2-Person	$27,050	$676	$166	$237	$510	$72,096
3-Person	$30,450	$761	$190	$266	$571	$80,244
4-Person	$33,800	$845	$223	$296	$622	$86,069
5-Person	$36,550	$914	$264	$320	$650	$86,953
Very Low Income (31-50% AMI)						
1-Person	$39,450	$986	$151	$345	$836	$129,241
2-Person	$45,050	$1,126	$166	$394	$960	$149,182
3-Person	$50,700	$1,268	$190	$444	$1,077	$166,966
4-Person	$56,300	$1,408	$223	$493	$1,185	$182,427
5-Person	$60,850	$1,521	$264	$532	$1,257	$191,020
Low Income (51-80% AMI)						
1-Person	$63,100	$1,578	$151	$552	$1,427	$230,524
2-Person	$72,100	$1,803	$166	$631	$1,637	$265,026
3-Person	$81,100	$2,028	$190	$710	$1,837	$297,157
4-Person	$90,100	$2,253	$223	$788	$2,030	$327,179
5-Person	$97,350	$2,434	$264	$852	$2,170	$347,334
Moderate Income (80-120% AMI)						
1-Person	$64,900	$1,623	$151	$568	$1,472	$238,233
2-Person	$74,200	$1,855	$166	$649	$1,689	$274,020
3-Person	$83,500	$2,088	$190	$731	$1,897	$307,435
4-Person	$92,750	$2,319	$223	$812	$2,096	$338,527
5-Person	$100,150	$2,504	$264	$876	$2,240	$359,325

Assumptions: 2020 income limits; 30% of household income spent on housing; LACDA utility allowance; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.

6. Inventory of Affordable Housing

There are three publicly assisted affordable rental housing projects in Redondo Beach. These assisted developments serve the senior population with a total capacity of 333 units, of which 203 are deed restricted for lower income use. Table H-29 provides a summary of all the current and pending affordable housing projects in the City. In addition to these rental housing projects, the City has also created affordable ownership housing as part of its inclusionary housing requirement within the Coastal Zone.

Table H-29: Assisted Rental Housing Projects

Project	Type	Affordable Units	Total Units	Program	Year Built	Earliest Conversion Date
Casa de Los Amigos 123 S. Catalina Avenue	Senior Apartments	Low (60% AMI): 133	Total: 136	LIHTC	PIS 2008 (Acquired/ Rehabbed)	2038
Seasons Senior Apartments 109 S. Francisca Ave.	Senior Apartments	Very Low: 30	Total: 150	Bond	1995	2025
Seaside Villa 319 N. Broadway Redondo Beach, CA 90277	Senior Apartments	Very Low: 40	Total: 47	Section 8	1980	July 2024
Total Units		203	333			

PIS = Placed in Service; LIHTC = Low Income Housing Tax Credits
Sources: HUD Multifamily Assistance and Section 8 Contracts database, 2021; California Housing Partnership, 2021.

Assisted Housing Units at Risk

California Government Code Section 65583(a)(8) requires the Housing Element to include an analysis of existing assisted housing developments that are "at risk" (eligible to change from low-income housing to market-rate housing for the ten years from 2021-2031 due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use). Assisted housing developments are defined as multi-family rental housing that receive government assistance under federal programs listed in Government Code Section 65863.10(a) (such as Section 8/HUD), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Planning and Development funds, or local in-lieu fees. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program or used to qualify for a density bonus.

Of the assisted housing developments listed in Table H-29, two include units that are "at risk" of converting to market rents during 2021-2031. A total of 70 units at these two projects are at risk of converting to market rate housing during this analysis period.

Seaside Villa is "at risk" due to the need to renew Section 8 contracts periodically and the owner may opt out of the program. Seaside Villa, under the Section 8 program, is receiving rents that are at 131 percent HUD's Fair Market Rent level, according to HUD's database. Therefore, the project is not likely to opt out of the Section 8 program.

Seasons Senior Apartments was funded with a multi-family housing revenue bond and includes only 20 percent of the units as affordable. The affordability restriction for Seasons Senior

Apartments is due to expire in 2025. Bond-funded projects are typically more at risk of converting to market rate as the projects are owned by for-profit owners and only 20 percent of the units are deed restricted with no ongoing subsidies such as Section 8. Once the 20 percent of the units become eligible for converting to market rate, it usually does unless financial incentives are available to entice the project owner to maintain these units as affordable.

Cost Analysis

Preservation of the at-risk units can be achieved in several ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) purchase of affordability covenant; and 3) provide rental assistance to tenants using funding sources other than Section 8.

Transfer of Ownership: Long-term affordability of the units at risk can be secured by transferring ownership of these projects to non-profit housing organizations. A search on LoopNet shows several rental properties for sale, averaging about $450,000 per unit. The at-risk units are smaller and older units and therefore likely to command lower market prices. Nevertheless transferring ownership or purchasing replacement units would require significant resources.

Purchase of Affordability Covenant: Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the project as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels. The feasibility of this option depends on whether the property is highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Rent Subsidy: Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City through a variety of potential funding sources could provide assistance to very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low income household. Table H-30 shows the rent subsidies required for the both of the projects with at-risk units. As shown, subsidizing the very low income at-risk units would require approximately $541,800 annually, an average of $645 per unit per month.

Table H-30: Rent Subsidies Required						
Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income	Affordable Housing Cost[3]	Monthly per Unit Subsidy[4]	Total Annual Subsidy
Very Low Income (50% AMI)[2]						
1 Bedroom/ 2-person household	70	$1,605	$45,050	$960	$645	$45,150

Source: Veronica Tam and Associates, 2021.
Notes:
1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2021 HUD FMR for the Los Angeles-Long Beach-Glendale Metropolitan Area.
2. Rents are restricted to 50% AMI, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost

Replacement Housing Cost: The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of $500,000 per unit for multifamily rental housing, replacement of the 70 at-risk units would require approximately $35million.

Resources for Preservation of at-Risk Units

A variety of potential funding sources are available for the acquisition, replacement, or rent subsidies necessary for the preservation of at-risk units; however, due to the high costs of developing and preserving at-risk housing relative to the amount of available local funds, multi-layering of local and non-local sources may be required. A more thorough description of resources for the preservation of at-risk units is presented in the Housing Resources section.

7. Coastal Zone Housing

The Coastal Zone in Redondo Beach includes all land west of Pacific Coast Highway. California Government Code Section 65588(c) requires each periodic revision of the Housing Element to include the following information relating to housing in the Coastal Zone: a) the number of new housing units approved for construction within the coastal zone since January 1, 1982; b) the number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone as a replacement for the conversion or demolition of existing coastal units occupied by low or moderate income persons; c) the number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the coastal zone; and d) the number of residential units for persons and families of low or moderate income that have been required for replacement units.

Since January 1, 1982 a total of 860 new housing units have been constructed and 461 units have been demolished, for a net gain of 399 units (Table H-31). Since the last Housing Element revision (2013), there have been 98 units constructed and 96 units demolished for a net increase of two units. The new construction included mostly condominium developments. The majority of the units involved are not subject to the replacement requirements. The City requires

affordable housing units in targeted revitalization zones, such as Ruxton Lane. A minimum of 10 percent of the units developed in the Coastal Zone must also be affordable, in accordance with the Mello Act.

Table H-31: Coastal Zone Development (1982-2020)			
Year	Units Constructed	Units Demolished	Net Gain
1982-1992	484	205	279
1993-2002	163	84	79
2003-2012	115	76	39
2013	0	0	0
2014	32	43	-11
2015	17	11	6
2016	19	14	5
2017	9	7	2
2018	13	18	-5
2019	6	2	4
2020	2	1	1
Total	**860**	**461**	**399**
Source: City of Redondo Beach, 2021			

2.2.3 Constraints on Housing Production

Housing Element law requires an analysis of both governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels.

A. Governmental Constraints

Government housing regulations are necessary to ensure that housing is constructed and maintained in a safe manner, to assure that the density and design of housing is consistent with community standards, and to facilitate the provision of adequate infrastructure to support new housing. Nonetheless, government regulations (including local Measure DD) can potentially have an inhibiting or constraining effect on housing development. This can be particularly true for affordable housing, which must be developed in a cost-efficient manner.

The City of Redondo Beach has not adopted regulations that are specifically intended to control the rate or amount of housing development that may occur (i.e., growth control measures). On a comparative basis, City fees, procedures, and requirements related to housing development in Redondo Beach are comparable to other cities in the region and therefore are not excessive or highly restrictive. Redondo Beach residents, however, have become increasingly concerned over the impacts of new housing on neighborhood character, public services, and infrastructure. Consequently, land use controls related to housing and residential development resulted in the decision to update the City's General Plan and Residential Design Guidelines. The City also imposed a moratorium on mixed use development; however, that moratorium was not extended in favor of the City's ongoing General Plan update and update to the City's Residential Design Guidelines to address land use, growth, and other related issues in a comprehensive manner. The new General Plan proposes to establish residential overlays in key opportunity areas to allow for high density residential development up to 55 units per acre.

The City complies with the Government Transparency bill. Planning and development regulations, including the General Plan, Zoning Ordinance, fee schedules, and other information that facilitates the development and improvement of properties in the City is available online.

1. Land Use Controls

The General Plan Land Use Element and Zoning Ordinance establish locations and allowable densities for housing development within the City. The General Plan policies aim to preserve existing single-family and low-density multiple-family neighborhoods while providing additional capacity for growth. The City's General Plan land use policies help accomplish several objectives:

- Providing reasonable opportunities to accommodate new multiple-family housing;
- Providing opportunities for new types of housing (such as in mixed use developments) to serve broader segments of the housing market;
- Establishing selected areas for increased residential densities to enhance the affordability and range of housing opportunities available; and
- Maintaining the basic character and scale of existing residential neighborhoods.

In November 2024, the City adopted its General Plan Update, including the Land Use Element and the implementing Zoning Code. This Housing Element was consistent with the adopted Land Use Plan; however, the City is amending the General Plan and Zoning Code to remove the use of overlays as a mechanism to provide housing opportunities in the City. In addition, the City is adjusting several mixed use densities to closer align with new legislation (SB 79) and to account for potential net loss in site capacity (SB 166). Table H-32 below provides a comparison between the adopted and proposed changes to the General Plan land use designations. Other land use designations involve only minor adjustments (MU-1 reduced from 35 du/ac to 30 du/ac and RH increased from 28 du/ac to 30 du/ac). Specifically, the Mixed Use properties are not rezoned but recategorized, combining three MU designations into two, combining parcels currently zoned MU-1 and MU-2 into the new MU-1 and relabeling the parcels currently zoned MU-3 as MU-2. MU-1, 2, and 3 designations do not allow standalone residential development. However, the development standards are established to provide significant incentives for mixed use development over commercial only development. For example, height limit for mixed use development can reach 45 feet (three stores). Commercial only development has a maximum FAR of 0.50, but can reach 1.50 for mixed use development. In addition to the traditional MU-1, 2, and 3 designations, the City will create two new Mixed Use designations (MU-TCH and MU-H) as part of its strategy to meet its RHNA with the Kingsdale North, South Bay Market Place, and FedEx properties. These MU-TCH and MU-H areas will provide for mixed use development with specific requirements in compliance with State Housing Element law regarding adequate sites for RHNA. When sites are being redeveloped, the following requirements apply:

- Minimum density of 20 units per acre
- Redevelopment must include a residential component where a minimum 50 percent of the floor area must be residential
- Standalone residential-only uses permitted

Furthermore, two other sites – South of Transit Center and 190th Street – are proposed to be rezoned to RH-4, a newly created zoning designation.

Table H-32: General Plan Land Use Designations – Current and Proposed

	Current General Plan	Proposed General Plan
Single-Family Residential		
R-1	8.8 du/ac	8.8 du/ac
R-1-A	17.5 du/ac	17.5 du/ac
Multi-Family Residential		
R-2	14.6 du/ac	14.6 du/ac
R-3	17.5 du/ac	17.5 du/ac
RMD	23.3 du/ac	23.3 du/ac
RH	28.0 du/ac	30.0 du/ac
RVH	---	65.0 du/ac
Mixed Use		
MU-TC	---	FAR 1.5; 30 du/ac
MU-TCH (Housing Required)	---	FAR 2.5; 80 du/ac
MU-1	Commercial Only: 0.35 FAR	MU-1

	Mixed Use: FAR 1.5 up to 35 du/ac	Commercial Only: 0.35-0.50 FAR Mixed Use: FAR 1.5 up to 30 du/ac (All density exceeding 0.70 must be residential units)
MU-2	Commercial Only: 0.50 FAR Mixed Use: FAR 1.5 up to 35 du/ac	
MU-3	Commercial Only: 1.00 FAR Mixed Use: FAR 1.5 up to 35 du/ac	MU-2 Commercial Only: 1.00 FAR Mixed Use: FAR 1.5 up to 35 du/ac (All density exceeding 0.70 must be residential units)
MU-H	---	FAR 1.5; 65 du/ac

Specific Plans

In addition to the General Plan designations described above, the City has adopted a specific plan that has a significant residential component.

Redondo Beach Harbor/Civic Center Specific Plan

The Harbor/Civic Center Specific Plan area includes approximately 355.4 acres of land (representing approximately nine percent of the City's total land area). It is located in the northwest portion of South Redondo Beach, roughly bounded by Herondo Street (to the north), the rear of lots containing existing commercial uses fronting onto Pacific Coast Highway (to the east), Pearl Street (to the south), and the breakwater structure extending out into Santa Monica Bay and the Pacific Ocean to the west. The Specific Plan allows for residential densities of up to 17.5 units per acre in Zone 3 (an area bounded by Juanita, PCH, and Agate), and up to 28 units per acre in Zone 4 (an area bounded by PCH and Broadway to the north and south, and Vincent and Garnet to the west and east). Zone 4 of the Specific Plan area will be amended following the formal adoption of the preferred land use plan to reflect the increased residential density from 28 units per acre to 30 units per acre.

Density Bonus

The City's density bonus ordinance was last updated in 2014. The City will amend the Zoning Ordinance to be consistent with the recent changes to the State Density Bonus law, including but not limited to:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

2. Residential Development Standards

Citywide, outside the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. The following zoning districts allow residential uses:

> R-1 and R-1A (single-family residential zones) – The purpose of these zones is to provide residential areas to be developed exclusively for single-family dwellings.
>
> R-2, R-3 and R-3A (low density multiple-family residential zones) – The purpose of these zones is to provide opportunities for low density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments designed to convey the visual character of single family residential neighborhoods.
>
> RMD (medium density multiple-family residential zone) – The purpose of this zone is to provide opportunities for medium density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.
>
> RH-1, RH-2, and RH-3 (high density multiple-family residential zones) – The purpose of these zones is to provide opportunities for higher density multi-family residential land use, including apartments and condominiums, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.
>
> MU-1, MU-2, and MU-3 (mixed-use zones) – The purpose of these zones is to encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic.

The Zoning Ordinance also establishes development standards for housing, as summarized in Table H-33 and Table H-34. These standards represent that current development standards that will continue to apply until the Zoning Ordinance is updated (by October 2024) to implement the updated General Plan. In general, these standards are not considered to be excessive. The Zoning Ordinance includes specific development standards for condominiums, including standards for open space, noise and vibration transmission, storage, parking, and utility hook-ups. While these standards may affect development costs, they are considered necessary to assure certain quality standards for multiple-family for-purchase housing. The Zoning Ordinance will be updated to implement the new General Plan. This update will be completed within three years and 120 days from the October 15, 2021, statutory deadline of the Housing Element in order to meet the City's obligations for accommodating additional housing in the community.

Table H-33: Summary of Residential Development Standards						
	R-1 (Single Family)	**R-1A (Single Family)**	**R-2 (Low Density Multiple-Family)**	**R-3A (Low Density Multiple-Family)**	**RMD (Medium Density Multiple-Family)**	**RH[1] (High Density Multiple-Family)**
Density	8.8 du/acre	17.5 du/acre	14.6 du/acre	17.5 du/acre	23.3 du/acre	28 du/acre
Front setback	Average of 25% of depth of lot, max. 25 ft., min. 20 ft.	25 ft. first story, 20 ft. second story	Average of 20 ft., min. 15 ft.	Average of 18 ft., min. 14 ft.	Average of 18 ft., min. 12 ft.	Average of 15 ft., min. 12 ft.
Side setback	5 ft.	3 ft.	5 ft.	5 ft.	5 ft. 6 ft. for lots > 50 ft. and < 100 ft. in width. 10 ft. for lots > 100 ft. and < 150 ft. in width. 15 ft. for lots > 150 ft. in width.	5 ft. 6 ft. for lots > 50 ft. and < 100 ft. in width. 10 ft. for lots > 100 ft. and < 150 ft. in width. 15 ft. for lots > 150 ft. in width.
Rear Setback	Average of 20% of depth of lot, min. 15 ft.	Average of 16 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.
Height	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft. (RH-1); 35 ft. (RH-2, RH-3[2])
Stories	2	2	2	2	2	2 (RH-1); 3 (RH-2, RH-3)
Outdoor Living Space	Min. 800 sq. ft.	Min. 400 sq. ft.	Condos: 450 sq. ft. per unit; Other multiple-family: 400 sq. ft. per unit	350 sq. ft. per unit	350 sq. ft. per unit	200 sq. ft. per unit
Parking	2 enclosed	2 enclosed	2 (both enclosed for condos; at least one enclosed for other multiple-family)			
Visitor parking	--	--	Applicable to lots with at least 50 ft. of lot width: 2-3 units: 1 space; 4-6 units: 2 spaces; 7-10 units: 3 spaces; 11+ units: 1 space per each 3 units			

Note:
1. Includes RH-1, RH-2, and RH-3
2. Height limit can be increased to 45 feet, 3 stories for affordable housing.

Source: Redondo Beach Municipal Code (2021).

To facilitate larger multi-family housing development (11+ units), the City has reduced its visitor parking requirement from one space per two units to one space per three units. The City also offers reduced parking standards for senior housing projects. Senior citizen housing developments are only required to provide a minimum of one covered space per one-bedroom unit and one covered space plus 0.5 covered or uncovered spaces per two-bedroom unit. One visitor space for every five units is also required. Total parking requirements for a senior citizen housing development may be reduced by a maximum of 0.2 spaces per unit if the units are restricted for low or moderate income households. Additionally tandem parking configurations are permitted for senior housing projects which allows for greater design flexibility.

In 2011, the City amended the mixed use development standards to ensure adjacent residential uses are not adversely impacted by commercial development. These standards are intended to enhance community acceptance of mixed use development.

Table H-34: Residential Development Standards in MU Zones

	MU-1	MU-2	MU-3	MU-3A/MU-3B/ MU-3C
Floor Area Ratio (FAR)	1.5	1.5	1.5	1.5
Density	35 du/ac	35 du/ac	35 du/ac	35 du/ac
Minimum Lot Size	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
Front setback	15 ft.	15 ft.	10 ft.	10 ft.[3]/3 ft.[3]
Side setback	10 ft.	10 ft.	10 ft.[2]	10 ft.[2]
Rear Setback	10 ft.	10 ft.	0 ft.[2]	0 ft.[2]
Height	38 ft.[1]	38 ft.[1]	38 ft.[1]	38 ft.[1]
Stories	3	3	3	2 (MU-3A); 3(MU-3B; MU-3C)
Outdoor Living Space	200 sq. ft.	200 sq. ft.	200 sq. ft.	200 sq. ft.
Parking	2 (one space per dwelling unit shall be within an enclosed private or common parking garage)			
Visitor parking[4]	2-3 units: 1 space; 4-6 units: 2 spaces; 7-10 units: 3 spaces; 11+ units: 1 space per each 3 units			

Notes:
1. The height limit for MU-3A for commercial uses only is 30 feet. For residential uses, the height /story restrictions are up to 45 feet and 3 stories.
2. A setback of 20 feet is required when the lot line is contiguous to a residential zone.
3. When a lot is contiguous to a residentially zoned lot fronting the same street, the required set back will be the same as for the contiguous residential lot.
4. Additional visitor parking spaces may be required if determined to be necessary due to unique characteristics of the project and/or surrounding neighborhood.

Source: Redondo Beach Municipal Code (2021).

3. Building Codes

Building codes establish minimum standards for construction, which are essential for ensuring protection of the public health, safety and welfare. All building construction in Redondo Beach is subject to the requirements of Title 9 of the Redondo Beach Municipal Code. Under Title 9, the City adopted the California Building Code (2019) along with several local amendments. Local amendments to the California Building Code include:

- Annual Fire Alarm Maintenance, Inspection, and Testing;
- Automatic Fire Sprinkler System required with equipped Weatherproof Horn/Strobe;
- Roof Coverings (Fire Retardant Roof Coverings required);
- Construction Noise (Construction restricted to daylight hours on weekdays and Saturdays);
- Stormwater and Urban Runoff Pollution Control; and
- Undergrounding of Utilities

Although compliance with the City's building codes increases the cost of housing production and could therefore constrain the provision of new housing, these ordinances have been adopted by the City of Redondo Beach for health and fire safety reasons (undergrounding utilities, fire sprinkling), or were required by local conditions (fire-resistant roofing in areas of few fire stations) or federal mandates (flood hazards, NPDES). Code enforcement in the City is largely complaint driven.

4. Provision for a Variety of Housing Types

Redondo Beach has every level and type of housing; singles, 1 bedroom, 2 bedrooms, 3 bedrooms, including multi-family housing and single-family housing, as well as affordable housing up to multi-million dollar coastal homes. Fifty-percent of the housing units in the community is rental. The City also has a Housing Authority with over 500 vouchers issued for Section 8 housing. There are numerous senior living complexes in all areas of town, as well as assisted living and group facilities. And Redondo Beach is addressing housing those experiencing homelessness, with the existing pallet shelter facilities near the transit center and the proposed project homekey project expected to be operational in the southern area of the City near many of the private and public services for those experiencing homelessness.

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including multiple-family rental housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing, and farmworker housing. Table H-35 summarizes the City's current zoning provisions for various types of housing. The Preferred Land Use Plan maintains the existing residential land use patterns in the majority of the City, except for the new Residential Overlays. Housing types allowed in the various zones will not change from the current General Plan to the updated General Plan.

Table H-35: Provision for a Variety of Housing Types								
	R-1 (Single Family)	R-1A (Single Family)	R-2 (Low Density Multiple-Family)	R-3 (Low Density Multiple-Family)	RMD (Medium Density Multiple-Family)	RH[1] (High Density Multiple-Family)	R-MHP (Mobile Home Park Zone)	P-CF (Community Facility)
Single-Family	P	P	P	P	P	P	--	--
Multi-Family (2-3 units on a lot)	--	--	P	P	P	P	--	--
Multi-Family (4+ units on a lot)	--	--	C	C	C	C	--	--
Condominiums (2-3 units)	--	--	A	A	A	A	--	--
Condominiums (4+ units)	--	--	C	C	C	C	--	--
Mobile Homes	--	--	--	--	--	--	P	--
Accessory Dwelling Units/Junior ADUs	P	P	P	P	P	P	--	--
Residential Care Facilities, limited (6 or fewer)	P	P	P	P	P	P	--	C
Residential Care Facilities, general (7 or more)	--	--	--	--	--	--	--	C
Senior Housing	--	--	--	C	C	C	--	

P = Permitted; A = Administrative Design Review required; C = Conditionally Permitted; -- = Not Permitted

Note:

1. RH-1, RH-2 and RH-3 included.

Source: Redondo Beach Municipal Code (2021).

Table H-36: Permitted Uses in MU zones				
	MU-1	MU-2	MU-3	MU-3A/MU-3B/ MU-3C
Multi-Family Residential*	C	C	C	C
Condominiums	C	C	C	C
Family day care home, small	P	P	P	P
Family day care home, large	P	P	P	P
Residential care, limited	P	P	P	P
Senior Housing	C	C	C	C

* Allowed only as part of a mixed use development and residential units may only be located on the second floor and higher of structures with commercial uses on lower levels, except in the MU-2 zone, with the following exceptions:

- MU-1 zone: lots may be developed exclusively for residential use where the entirety of the block frontage is developed exclusively for residential use.
- MU-2 zone: lots may be developed exclusively for residential use.
- MU-3A zone: residential dwelling units may be located on any floor in structures located behind street-facing commercial or mixed-use structures or above parking on the ground floor in structures located behind street-facing commercial or mixed-use structures.

Source: Redondo Beach Municipal Code (2021).

Single-Family

Single-family residences are permitted in all residential zones in the City except the Mobile Home Park and Mixed-Use zones. Residential development in Redondo Beach has primarily occurred on multi-family (R2 and R3) zones where existing uses are single-family homes. As discussed in the Housing Resources section, residential recycling has been active. Between 2017 and 2020, 100 R2 and R3 properties with existing single-family homes have recycled into higher density multi-family uses. Given the high price of housing in Redondo Beach, allowing single-family homes in all residential zones is not a constraint to multi-family development. In fact, the Preferred Land Use Plan proposes to redesignate the Kingsdale neighborhood from single-family (R1) use to multi-family (RH) use, in recognition of the recycling trend.

Multiple-Family

Smaller multiple-family housing developments (two to three units per lot) are subject to administrative approvals, Administrative Design Review (ADR) and if proposed as a Condominium subdivision a Tentative Parcel Map, in all multi-family zones. The City has established a streamlined administrative process for these projects that eliminates the requirement for a hearing before the Planning Commission and grants the Community Development Director authority to approve these smaller projects. Multiple-family residential developments with four or more units on a single lot are conditionally permitted in all residential zones, and require the issuance of a Planning Commission Design Review (PCDR) entitlement, along with a CUP, and if proposed as a Condominium subdivision a Tentative Parcel/Tract Map. The PCDR and CUP for these projects is considered by the Planning Commission. The CUP, ADR, and PCDR findings for both small and larger multiple family projects are typical in their purview and seek to balance the need for housing with protections to ensure safety and general welfare of the planned new development with the existing surrounding neighborhood. Typical conditions include:

Plan Check:

1. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Department approval prior to issuance of a building permit.
2. The applicant shall submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.
3. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Department approval.
4. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
5. No plastic drain pipes shall be utilized in common walls or ceilings.
6. Color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.

7. An acoustical analysis is required at time of plan check submittal showing that the proposed design will limit external noise (site is located where the Ldn or CNEL exceeds 60 db).
8. Survey, soil report, structural calculations, and energy report will be required at the time of plan check submittal.
9. The applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

Construction:

10. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
11. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
12. The Planning Department shall be authorized to approve minor changes.
13. A new 6-foot decorative masonry wall or a six-foot high mixed construction wall shall be constructed on all common property lines with adjacent properties, exclusive of the front setback. Mixed construction walls shall consist of a masonry base and masonry pilasters, which shall be composed of at least 30 percent masonry and 70 percent wood. Projects may only utilize existing property line walls when the walls are 6-foot masonry or mixed construction, exclusive of the front setback.
14. The applicant shall finish all new property line walls equally on both sides wherever possible. Projects utilizing existing property line walls shall restore the walls to an "as new condition," on both sides, subject to Planning Department approval.
15. The site shall be fully fenced prior to the start of construction.
16. All on-site litter and debris shall be collected daily.
17. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.
18. Material storage on public streets shall not exceed 48-hours per load.
19. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
20. Streets and sidewalks adjacent to job sites shall be clean and free of debris.

Final Inspection:

21. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
22. Fire protection system shall be equipped with an alarm initiating device and an outside horn/strobe located at the front of the building and/or as near as possible to the front.

Horn/strobe shall not be obstructed from front of residence view by down spouts, gutters, trim or mullions, etc.

23. The sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the Engineering Department.
24. The Vesting Parcel Map shall be recorded within 36-months of the effective date of this approval, unless an extension granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
25. The developer shall plant a minimum 36-inch box tree within the front-yard of the project, subject to Planning Department approval (not a palm tree).
26. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Planning Department.

The City has rarely, if ever, rejected a CUP application for a multiple family development and therefore does not consider the CUP requirement a constraint for development. The CUP, in combination with the PCDR entitlement requirement and Tentative Parcel/Tract Map, adds a public hearing to the review/approval process for larger projects. However, overall project approval can occur within two to three months (see Table H-39: Processing Times presented later). This timeframe does not have a significant cost impact on the overall development. Additionally, the City allows for concurrent processing of the building permit plan check during the entitlement review process under certain circumstances.

Condominiums

Pursuant to the City's Subdivision Ordinance, the City treats residential condominiums differently from other multiple-family housing (such as apartments) because of the unique nature of condominium ownership and State Subdivision Map Act requirements. Other than the City's and State's subdivision requirements, condominiums are processed in the same manner as other multi-family residential developments (apartments). Condominium projects with four or more units are also subject to a Planning Commission Design Review. Most recent multi-family residential developments in the City have been primarily condominiums.

Mobile Homes

Mobile home parks are permitted in the City's Mobile Home Park zone. The Zoning Ordinance requires a minimum of 2,100 square feet of lot area for each mobile home. Pursuant to State law, manufactured homes that meet State standards and are installed on a permanent foundation are permitted where single-family homes are permitted.

Manufactured/Factory-Built Homes

Consistent with State law, factory-built, modular housing units constructed in compliance with the California Code of Regulations (CCR) Title 25 placed on a permanent foundation are considered a single-family residential use and are permitted in the same manner and where single-family homes are permitted.

Accessory Dwelling Units/Junior Accessory Dwelling Units

The ordinance for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) for single-family and multi-family residential zones was effective February 2021. ADU/JADU are allowed in areas zoned to allow single-family or multi-family dwelling residential use. This can include mixed-use zones, so long as there is existing residential on that property. Specific standards established include:

- ADUs and JADUs are allowed in lots zoned to allow single-family or multi-family dwelling residential units.
- A minimum unit size of 150 square feet and maximum unit size of 500 square feet for a Junior ADU.
- The maximum size of the living area of an ADU is 850 square feet for a studio or one-bedroom, or 1,000 square feet for an ADU with more than one bedroom.
- A height limit of one story or 16 feet.
- The accessory dwelling unit shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch as the primary dwelling.
- In single-family residential zones, one off-street parking space is required for an ADU in addition to the space required for a single-family primary dwelling.
- No off-street parking is required if the ADU is a half-mile from a transit stop, or a block from car-share, or if on-street parking permits.

The City is in the process of updating the current Residential Design Guidelines to become Objective Residential Design Standards (ORDS). The ORDS will include examples and information on the streamlining of ADUs to better inform applicants and architects on what ADU projects can access streamlined approval in the City of Redondo Beach. This effort is funded through the Senate Bill 2 (SB2) grant geared toward programs and projects that will further the development of housing in California.

Farmworker and Employee Housing

Redondo Beach is a highly urbanized community and its Zoning Ordinance or General Plan does not designate land for agricultural purposes. Given that there is no farmworker population in Redondo Beach, no policies or programs are needed to address farmworker housing.

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a single-family residence is permitted. To comply with State law no conditional use permit or variance will be required. The City will amend the Zoning Ordinance to address the provision of employee housing.

Housing for Persons with Disabilities

The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Definition of Family

A community's Zoning Ordinance can potentially restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. California court cases have ruled that a definition of "family" that: 1) limits the number of persons in a family; 2) specifies how members of the family are related (i.e. by blood, marriage or adoption, etc.), or 3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution.

The Redondo Beach Zoning Ordinance defines a family as "an individual or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than five (5) persons, excluding servants, who need not be related by blood, marriage, or adoption, living together in dwelling unit, but not including limited residential care facilities." This definition exceeds the zoning power of a local jurisdiction. The City will amend its Zoning Ordinance to adopt an inclusive definition.

Zoning and Land Use

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small community care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. Redondo Beach is compliant with the Lanterman Act. The Zoning Ordinance defines a Residential Care Facility as one that provides 24-hour non-medical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes: board and care homes, children's homes, congregate living health facilities, alcoholism or drug abuse recovery treatment facilities, and similar facilities. The City does not regulate residential care homes (for six or fewer persons) and these facilities are permitted in all residential zones, except the Mobile Home Park zone. The City's Zoning Ordinance has no spacing requirement for residential care facilities. Residential care homes for more than six persons are not addressed in the City's Zoning Ordinance. Residential care facilities for more than six persons are conditionally permitted in the Community Facility zone. Currently, the Zoning Ordinance does not address residential care facilities that are not licensed by the State. The City will address this as part of the comprehensive update to the Zoning Ordinance to implement the updated General Plan.

According to the State Department of Social Services, a total of ten community care facilities are located in Redondo Beach, most of which are small residential care facilities that serve six or fewer persons. These include:

- Four Adult Day Care facilities – 133 persons
- Three Adult Residential Care Facilities – 108 beds

- Six Assisted Living Facilities for the Elderly – 282 beds

The Land Use Element and Zoning Ordinance provide for the development of multiple-family housing in the R-2, R-3, RMD, and RH zoning districts. Regular multiple-family housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones. The City also has a P-CF community facility zone which allows residential care facilities through a conditional use permit.

Building Codes

Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family developments are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces are required.

No unique Building Code restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the City's Municipal Code, California Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Department as a part of the building permit review and issuance process.

Reasonable Accommodation

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

Circumstances may arise when it would be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or another standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. The City of Redondo Beach does not currently have a formal ministerial process for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in the City.

Conclusion

The City is updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will devise a formal process for providing reasonable

accommodation to persons with disabilities. The process will be available to a person, a business, or organization making a written request for reasonable accommodation in the application of land use or zoning provisions in order to facilitate the development of housing for persons with disabilities. The request will be reviewed and determined by the Community Development Director or his designee.

Senior Housing

Housing for seniors is conditionally permitted in the R-3A, RMD, and RH multiple-family residential zones, in P-CF community facility as well as in all mixed use and commercial zones. The City's Zoning Ordinance identifies certain location requirements for the placement of senior housing, which include requiring housing for seniors to be within walking distance of a wide range of commercial retail, professional, social and community services, as well as bus and transit stops. Senior housing projects are permitted to exceed the density, floor area and height requirements of the underlying zone. Age verification of tenants is required annually. The City requires all owners of rental housing for senior citizens to submit an updated list of all project tenants and their age to the Community Development Director every December.

Emergency Shelters

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed through a ministerial process. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person.

According to the 2020 Point-in-Time Homeless Count by the Los Angeles Homeless Services Authority (LAHSA), 173 unsheltered homeless are located in Redondo Beach. In September 2020, the Redondo Beach Council voted to move forward with a plan to provide temporary homeless shelters on the lot where the City's Transit Center is being constructed in the northern part of the City. The shelter operations were jointly funded by the City of Redondo Beach and the County using CDBG funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the 15 "pallet shelters" (temporary homeless shelters) at the 1521 Kingsdale site with the potential to increase the number of pallet shelters in the future. Each pallet shelter structure can accommodate two persons, for a total capacity of 30 persons. Therefore, the City's unsheltered homeless count should be reduced to 143 persons.

The City amended the Zoning Ordinance in 2017 to permit emergency shelters with approval of a ministerial permit in the I-1B zone and subject to a coastal development permit in the I-2A zone. The ordinance allows emergency shelters for the homeless as a permitted use in the I-IB zone and in the I-2A coastal zone (only I-2A in the Coastal Land Use Plan Implementing Ordinance), which are intended for a broad range of light industrial uses.

There are currently nine properties zoned I-1B and four properties zone I-2A coastal zone, totaling 18.6 acres. Specifically, one parcel (approximately one acre) in the I-IB zone is occupied by an underutilized warehousing facility. Four parcels in the I-2A coastal zone are vacant (2.6 acres), previously used as a "dirt yard." Properties in these zoning districts are

located along major transportation routes and with easy access to services and community facilities. Development standards are consistent with other uses in the same zone, with similar or lower parking requirements for emergency shelters at one space per 250 space feet. A 300-foot separation from another shelter facility is required.

However, AB 139 states that local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City will amend the Zoning Ordinance to comply with AB 139.

Furthermore, the recently passed AB 101 requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. The Zoning Ordinance will be amended to address the provisions of Low Barrier Navigation Center.

In December 2020, the City instituted the Pallet Shelter housing. These Pallet Shelters are individual temporary homeless structures (15 structures total), currently located at 1521 Kingsdale Avenue in Redondo Beach on the lot where the City's Transit Center is being constructed in the northern part of the City. The Pallet Shelters were initially jointly funded for 6 months by the City of Redondo Beach and the County using Community Development Block Grant funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

Transitional Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Pursuant to SB 2 and SB 745, transitional housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Redondo Beach is updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will amend the Zoning Ordinance to define transitional housing pursuant to California Government Code Section 65582(h) and to permit transitional housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Supportive Housing

Pursuant to SB 2, supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Redondo Beach is updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will amend the Zoning Ordinance to define supportive housing pursuant to California Government Code Sections 65582(f) and (g), and to permit supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Furthermore, the recently passed AB 2162 further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. This Housing Element includes a program to amend the Zoning Ordinance to comply with AB 2162.

The Moonstone project includes the conversion of a hotel to 20 units of permanent supportive housing (affordable housing). An application for funding has been submitted to the State of California for Project Homekey funding. The grant was awarded, as announced by the State on March 15, 2022, and the renovations are expected to be completed and apartments available for occupancy in 2022.

Single-Room Occupancy Units

Single-Room Occupancy (SRO) units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors, persons with disabilities, and single workers. An SRO unit is usually small, between 80 and 250 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. Currently, the Redondo Beach Zoning Ordinance does not contain specific provisions for SRO units. The Zoning Ordinance will be amended to specifically address the provision of SRO units as a conditionally permitted use in the C-4 zone outside the Coastal Zone. The amendment will be completed as part of the Zoning Ordinance update to implement the General Plan update.

5. Site Improvements

The State Subdivision Map Act and Title 10 of the Redondo Beach Municipal Code authorize the City to require public improvements for new development. These improvements typically include street and park dedications, curbs, gutters, sidewalks, and drainage improvements. The requirement that developers provide public improvements may affect the cost of the housing produced. These requirements, however, are justified since they serve to mitigate the infrastructure and public service impacts generated by new housing.

In Redondo Beach, almost all housing developments involve the recycling of sites where such improvements are already in place. Repairs or replacement of existing improvements might be

occasionally required. Consequently, improvement requirements do not normally pose a significant constraint.

For projects involving dedicated lower and moderate income housing, certain site improvement requirements may be waived or reduced if necessary to ensure the economic feasibility of the project. For example, the City waived certain requirements for the Heritage Pointe senior apartment project, and provided some of the necessary infrastructure improvements itself.

6. Fees and Other Exactions

Planning and development fees charged by local governments contribute to the cost of housing. Redondo Beach charges a variety of planning and development fees to offset the costs associated with permit processing and the provision of infrastructure and facilities. The City's planning fees presented in Table H-37 are overall lower than those charged by surrounding cities while building permit and plan check fees are similar to those of surrounding cities (Table H-38).

Many cities charge development impact fees to cover the cost of added services required by new residential development. City of Redondo Beach impact fees include: a park and recreation fee ($400/unit), a school fee ($3.48 per square-foot of living area), a wastewater capital fee ($2,020 for single-family and $1,415 for multiple-family for new construction only) and a storm drain fee (which varies depending on zone and lot size, ranging from $200 per unit in RH to $640 per unit in R1 zone).

Quimby fees apply to projects requiring the approval of a tentative or parcel subdivision map. In August 2017, the City increased the Quimby fee cap from $7,500 to $25,000 per new residential unit. The cap is the maximum fee that can be charged, not necessarily the actual fee. The fee to be paid by developers is the lesser of the fee cap or a fee determined by formula incorporating the average fair market value of the amount of land that would otherwise be required for dedication. The latter formula is informed by applying the City's parkland standard of three acres of parkland per 1,000 population in calculating its Quimby fee. As Quimby is applied only to projects that require subdivision, it does not impact the development of multi-family rental housing. Furthermore, the fee is waived for below market (affordable) housing development.

Overall, development fees in the City have not increased significantly in the last few years. For a typical single-family project, a developer can expect to pay about $18,902 per unit in total fees (including Plan Check, Permit, Planning, and all impact fees). A multiple-family "for-sale" or with subdivision project (subject to the State's/City's Quimby Fees) will cost a developer approximately $29,612 per unit in total fees. A multi-family "for-rent" project with no subdivision or an affordable housing project will cost a developer approximately $13,571 per unit in total fees. For all residential development project types, these levels of fees represent a very small portion of overall development costs in Redondo Beach, especially given the high land cost. These fee levels favor rental housing development, the type of housing that is more affordable than for-sale homes or townhomes. Furthermore, the City has little remaining opportunity for single-family residential development. Current and future housing activities are primarily focused on recycling of single-family units into higher intensity residential uses. Nevertheless, in order to mitigate the impact of fees on the feasibility of affordable housing

development, the City will consider waiving or reducing development impact fees for projects with lower and moderate income units.

The total fees for multi-family per unit "for-sale" or with subdivision projects can be higher than for single-family projects ($26,620 per unit vs. $18,902 for single family). However, the majority of multi-family "for-sale" projects are smaller scale recycling projects that receive credits towards their Quimby fees for existing units, where with the credit it can be more aligned with the fees for single-family projects ($20,593 per unit if there are more than one existing unit being replaced vs. $18,902 for single family). The predominant reason for some types of multi-family projects having higher per unit fees compared to single-family projects is the application of the State's/City's Quimby fee. When "existing unit" credits are applied for multi-family projects that are "for-rent", the per unit fees are much less than single-family projects.

Table H-37: Planning-Related Fees for Residential Development (FY 2021-2022)

Application	Fee $
Variance	$3,060.00
Zoning Map Amendment	
Property outside City's Coastal Zone	$5,245.00
Property within City's Coastal Zone	$7,655.00
Planning Commission Design Review	
Fee waived when in conjunction with an application for a Conditional Use Permit for a Condominium or Multiple-Family Residential Project	
Multiple-Family Residential	$3,060.00
Planned Development Review	
In conjunction with overlay zone	$5,245.00
In conjunction with overlay zone within City's Coastal Zone	$7,655.00
Addition/Substantial Alteration to existing development	$1,530.00
Administrative Design Review	
2-3 Multiple-Family Residential & Condominium Projects	$2,082.00 Plus $625.00 Per Unit
Single-Family	No Fee
Conditional Use Permit	
All (except Multiple-Family)	$3,055.00
Multiple-Family (4+ units) & Condo	$3,055.00 Plus $1,280.00 Per Unit
Conditional Use Permit	
Modification	$875
Subdivisions	
Parcel Map	$1,530.00
Tract Map	$2,370.00
Lot Line Adjustment	$1,530.00
Environmental Review Fees	
Initial Study and Negative Declaration	$1,970.00 Plus Contract Cost
Initial Study and Mitigated Negative Declaration	$2,190.00 Plus Contract Cost
Environmental Impact Report (EIR)	Actual Cost
Supplemental Fee (for analysis of EIR)	$1,750.00
Contract Administration for EIR	Actual Cost
Plan Check Fees	
New Development	50% of Building Permit Fee
Additions to Existing Development	50% of Building Permit Fee
Coastal Development Permit	
Public Hearing Waiver	$325
Public Hearing	$1,530

Table H-37: Planning-Related Fees for Residential Development (FY 2021-2022)	
Application	**Fee $**
Development Agreement	Actual Cost
Source: City of Redondo Beach Planning Department, 2021	

Table H-38: Comparison of Residential Development Fees (2020-2021)				
Fee	**Redondo Beach**	**Manhattan Beach**	**Hermosa Beach**	**Torrance**
Conditional Use Permit	$3,055	$8,393	$5,070	$5,157- $14,236
Variance	$3,060	$8,421	$3,907	$10,992
Zoning Map Amendment	$5,245-$7,655	$20,000*	$4,226	$10,411
Tract Map or Parcel Map	$1,530-$2,370	$1,301-$4,074	$4,879	$7,408
* Indicates deposit amount. Source: City of Redondo Beach (2021), City of Manhattan Beach (2020), City of Hermosa Beach (2020), and City of Torrance (2019).				

7. Processing and Permit Procedures

Permit Processing

Certainty and consistency in permit processing procedures and reasonable processing times are important to ensure that the City's development process does not discourage housing developers or add costs that would make a project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but most residential projects are approved in two to four months. Table H-39 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

Table H-39: Processing Times				
Project Type	**Reviewing Body**	**Public Hearing Required**	**Appeal Body (if any)**	**Estimated Total Processing Time**
Single-Family Subdivision	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Multiple-Family (2-3 units)	Community Development Department	Not Required	Planning Commission	Less than 2 months
Multiple-Family (4+ units	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Multiple-Family (with subdivisions)	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Mixed Use	Community Development Department	Yes-Planning Commission	City Council	2-3 months

Building and planning permits involve plan checking for building, electrical and plumbing code compliance, and zoning compliance. Single-family developments and multiple-family developments (apartments and condominiums) with two or three units are subject to administrative design review (staff level). Multiple-family with four or more units require discretionary entitlement(s) that are subject to approval by the Planning Commission at a public hearing and are also subject to environmental review pursuant to the California Environmental Quality Act (CEQA).

Development within the coastal zone is required to obtain approval of a coastal development permit. The City's Local Coastal Program has been certified by the Coastal Commission. For most of the Coastal Zone, except State Tidelands including all areas zoned for residential development, the City has the authority to issue Coastal Development Permits for new residential development. However, some projects may still be appealed to the Coastal Commission, which could increase processing time by several months (the appealable area of the coastal zone includes up to the first public street parallel to the water or properties within 300 feet of the beach, whichever is greater). The City's Local Coastal Program is fully certified by the Coastal Commission.

The City provides summary handouts explaining development review and permitting procedures and is committed to maintaining reasonable processing times. The processing time for the most common residential development applications are summarized in Table H-40. These applications are often processed concurrently. Depending on the level of environmental review required, the processing time for a project may be lengthened. Given the relatively short time periods required for processing residential development applications in Redondo Beach, the City's permit processing procedures are not a significant constraint on residential development.

Table H-40: Permit Processing Time

Application	Estimated Processing Time
Variance	1-3 months
Conditional Use Permit	1-3 months
Parcel Map or Tract Map	2-3 months
Zoning Map Amendment	4-6 months
General Plan Amendment	4-6 months
Plan Check (Community Development Department)	3-4 weeks
Building Permit	4-6 weeks

Source: City of Redondo Beach Planning Department, 2017.

Design Review

An administrative design review is conducted by the Community Development Director to review minor development projects that otherwise meet current zoning regulations. Projects that require an administrative design review include: all new single-family residences, new developments containing two or three units, additions to existing single-family residences, additions to developments containing two or three units, additions of less than 1,000 square feet to multiple-family residential developments containing four or more units, and the addition of a second unit. During the administrative design review, the following criteria are considered: traffic congestion or impairment of traffic visibility, pedestrian safety and welfare, overall design compatibility with the community and surrounding neighborhood, the impact on surrounding properties and the public health, safety and general welfare, and architectural style and design. Typically, an administrative design review can be completed within two to three weeks upon receipt of a completed application.

Design review by the Planning Commission is required to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of

developments in the community. The Planning Commission reviews projects in order to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City. Projects that require a Planning Commission design review include: new mixed use development, new multiple-family developments of four or more units, and additions of 1,000 square feet or more to multiple-family developments of four or more units. The following criteria are considered during the Planning Commission design review process: user impact and needs; the project's relationship to surrounding physical features; consistency of architectural style; balance and integration with the neighborhood, building design, signs; and consistency with residential design guidelines. Typically, design review by the Planning Commission can be held concurrently with other reviews (such as the CUP review) and can be completed within six to eight weeks upon receipt of a completed application. The City's Residential Design Guidelines are online. The City will be updating its 2003 Residential Design Guidelines to comply with SB 330 requirements on objective design standards.

Conditional Use Permit

The purpose of a Conditional Use Permit (CUP) is to allow review of certain uses possessing unique characteristics to ensure that the establishment or alteration of these uses will not adversely affect surrounding uses and properties or disrupt the orderly development of the community. In reviewing an application for a CUP, the following criteria are considered by the Planning Commission:

1. The site shall be in conformity with the General Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required.
2. The site shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.
3. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
4. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
    a. Additional setbacks, open spaces, and buffers;
    b. Provision of fences and walls;
    c. Street dedications and improvements, including service roads and alleys;
    d. The control of vehicular ingress, egress, and circulation;
    e. Sign requirements or a sign program, consistent with the Sign Regulations;
    f. Provision of landscaping and the maintenance thereof;
    g. The regulation of noise, vibration, odor and the like;
    h. Requirements for off-street loading facilities;
    i. A time period within which the proposed use shall be developed;
    j. Hours of permitted operation and similar restrictions;
    k. Removal of existing billboards on the site; and

l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter and the General Plan.

The CUP review focuses on compatibility, health and safety issues, whereas design review focuses on design elements. Because the CUP process can potentially add an element of uncertainty to the review process, the City will address the CUP requirement as a potential constraint to multi-family housing development.

While a couple of the criteria may appear subjective, it is important to note that the City has never denied any application for development based on the proposed use. In addition, approval of a CUP runs with the attached property and does not need to be renewed periodically. The City's CUP review is primarily focused on design and site plan considerations. The CUP is processed concurrently with other reviews so no additional time is required. Furthermore, sites that are reused from the 5th cycle Housing Element and sites to be rezoned for the 6th cycle Housing Element are subject to by-right approval if 20 percent of the project units are set aside as housing affordable to lower income households, as required by State law.

Measure DD

On November 4, 2008, Redondo Beach residents passed Ballot Measure DD that applies to major changes in allowable land use. "Major change in allowable land use" is defined as any proposed amendment, change, or replacement of the General Plan (including its local coastal element of the City's zoning ordinance or of the zoning ordinance for the coastal zone), meeting any one or more of the following conditions requires a public vote:

- The conversion of public land to private use;
- The re-zoning of nonresidential land for housing or mixed-use projects with more than 8.8 units per acre; and
- Changes that significantly increase traffic, density or intensity (i.e. zoning changes that add more than 25 homes, 40,000 square feet of commercial space and/or yielding more than 150 peak hour car trips).

If a project is developed under existing zoning were to trigger 150 peak hour trips or unacceptably reduce the level of service at any critical intersection, then traffic related improvements would be required in order to be consistent with Goals and Policies within the City's Circulation Element of its General Plan. A project triggering traffic impacts requiring improvements is not subject to Measure DD and does not require a public vote.

On November 5, 2024, Redondo Beach residents passed a Ballot Measure that amended the "Exceptions" provisions of Measure DD and removed the requirement for an election for any amendments to the City's zoning ordinance or zoning ordinance for the coastal zone that implements a program in the City's General Plan housing element. The amendment further states that, "… an action required to meet the City's obligation to accommodate its Regional Housing Needs Assessment ("RHNA") allocation", is exempt from Measure DD requirements.

The City will continue to conduct outreach and education regarding the importance of the housing and compliance with State law.

B. Non-Governmental Constraints

Non-governmental constraints on housing production include high cost of land, cost of construction, and financing. These costs are determined primarily by market conditions over which local governments have little control. Governments may lessen the impacts of these market conditions through direct public subsidies of housing development such as land write-downs and interest subsidies.

1. Construction Costs

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multifamily: $148.82 to $168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: $113.38 to $118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: $123.68 to $131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between $143.75 to $199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. For multiple-family attached units, construction costs are slightly lower as developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. Construction costs are relatively consistent throughout Los Angeles County, and therefore high construction costs are a regional constraint on housing development rather than a local constraint.

2. Land Costs

In coastal areas such as Redondo Beach, the single largest constraint to new affordable housing is the price of land. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing has served to keep the cost of land high. High

and rapidly increasing land costs have resulted in home builders developing increasingly expensive homes in order to capture profits. The City's supply of vacant residential land is extremely limited. A survey of listings on Realtor.com in May 2021 found only one vacant parcel in Redondo Beach, priced at approximately $12.7 million per acre.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government can do to affect these rates.

Home Purchase and Home Improvement Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

As shown in Table H-41, according to the latest available HMDA data, a total of 2,757 households applied for loans, either conventional or government-backed, to purchase homes in Redondo Beach in 2017. Approval rates were slightly higher for government backed home purchase loans with 85.7 percent of government-backed and 72.6 percent of conventional loan applications approved. The approval rate for home improvement loans was 57 percent. Given the high rates of approval for home purchase loans, financing was generally available to Redondo Beach residents. In comparison, the availability of home improvement financing is more limited.

Table H-41: Disposition of Home Purchase and Improvement Loan Applications (2017)

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Government Backed Purchase Loans	14	85.7%	0%	14.3%
Conventional Purchase Loans	1,031	72.6%	8.6%	18.8%
Refinance	1,512	58.4%	16.0%	25.6%
Home Improvement Loans	200	57.0%	16.5%	26.5%
Total	2,757	63.8%	13.2%	23.0%

Notes:
1. FFIEC changed the format of reporting in 2018 and due to delays in data reformatting, post-2017 data is not yet available by jurisdiction.
2. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
3. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.

Source: Federal Financial Institutions Examination Council, CLC Compliance Technologies, data accessed in 2020

4. Timing and Density

In Redondo Beach, development projects typically maximize the allowable density. It is common that development projects yield over 90 percent of the allowable density given the high cost of land and limited developable land remaining in the community.

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers' inability to secure financing for construction. In Redondo Beach, the average time between project approval and request for building permit is typically three to four months for infill projects, six months to one year for larger development projects.

5. Environmental Constraints

Geologic and Seismic Hazards

The City of Redondo Beach is situated within the western edge of the Los Angeles Basin, near the boundary of the Southern California Continental Borderland Geomorphic Province. The Los Angeles Basin is underlain by both marine and non-marine accumulations of gravel, sand, silt, and clay, that were deposited over time as a consequence of sea level fluctuations and erosion of the land masses north, east, and south of the Los Angeles Basin.

Currently no active or potentially active faults are known to exist within the City of Redondo Beach. The Redondo Canyon fault has a structural trend that would project on-shore in the vicinity of King Harbor, however, existing data suggests that the fault terminates very close to the shoreline. However, the City lies in a seismically active region where numerous faults are capable of generating moderate to large earthquakes. The major faults are related to the San Andreas fault system. The regional faults that may generate earthquakes that could affect the City of Redondo Beach are:

Elysian Park Fault: Three years of recently observed seismic activity suggests that this newly discovered thrust fault trends at least 50 miles from Whittier to Malibu across the northern portion of the Los Angeles Basin. Earthquakes of magnitude 7 may be generated by subsurface movement of this fault. The fault is located approximately 11 miles north of Redondo Beach.

Cabrillo Fault: This fault extends approximately 12 miles across the San Pedro shelf. The fault may deform Holocene sediments and has had numerous small earthquakes occur near its trace. The fault is considered active. The fault's slip rate suggests a recurrence interval for a magnitude 6.0 earthquake of greater than 400 years, however, no data are available as to when the last earthquake approaching that magnitude occurred. The fault is located approximately eight miles from the City.

Palos Verdes Fault: The Palos Verdes (or Palos Verdes Hills) fault extends from the Santa Monica-Malibu Coast fault in northern Santa Monica Bay southeastward across the Palos Verdes Peninsula and the San Pedro Shelf to the vicinity of Lasuen Knoll, a distance of more than 50 miles. The fault is considered to be active on either side of the peninsula. A 3.9 magnitude earthquake was attributed to the fault in 1972 in the area south of San Pedro. Earthquake magnitude ranges for the fault are from about 5.0 to 7.0 with recurrence interval for a magnitude 6.0 earthquake being about every 300 years. Data were unavailable indicating when the last 6.0 earthquake occurred. Segments of the fault across Santa Monica Bay, across the Palos Verdes Peninsula, and southeast of San Pedro, are all considered to be potentially seismogenic. The fault is closest to the City of Redondo Beach where it cuts across Santa Monica Bay, approximately two and one-half miles southwest of the City.

Redondo Canyon Fault: This fault is approximately eight miles long and joins the main strand of the Palos Verdes fault near the shoreline off the City of Redondo Beach. Scattered small earthquakes have occurred near the fault. The fault is considered active with an estimated maximum credible magnitude of 6.5. Recurrence intervals were not available because of a lack of data regarding the slip rate.

Charnock Fault: The Charnock fault consists of two strands that cut Late Quaternary strata and leave no surface expression. The fault is about six miles long and is located about four miles north of the City. No recurrence interval data was available.

Newport-Inglewood Fault System: This fault system is over 45 miles in length and is located approximately 6.5 miles east of the City. The fault is considered active and was the source of the 1933 magnitude 6.3 Long Beach earthquake. It is unlikely that this fault segment between Signal Hill and Newport Beach will be the source of another major earthquake in the near future. However, it is possible that the 25 mile segment between Cheviot Hills and Signal Hill could produce a major earthquake event.

San Pedro Fault: This fault is located approximately 15 miles offshore and consists of a series of strands that cut Late Quaternary strata. The fault length is about 45 miles, generally paralleling the coastline. Recurrence intervals for a magnitude 6.0 earthquake are about every 300 years, however, actual dating of the last earthquake close to that magnitude is unknown.

Hollywood-Raymond Hill Fault System: This system extends in an east-west direction along the south side of the Santa Monica Mountains and may be continuous with the Raymond fault in the vicinity of Glendale. The fault is located about 15 miles north of the City. There is a high probability that this fault system is capable of generating damaging earthquakes.

Santa Monica-Malibu Coast Fault System: These faults extend approximately 60 miles in an east-west direction from north of Santa Monica into the Santa Barbara Channel. The faults are located about 11 miles north of the City. The Malibu Coast segment of this system experienced a 5.7 magnitude earthquake in 1973.

Whittier Fault: The Whittier fault is approximately 28 miles long and is located about 20 miles east of the City. This fault may have been the source of the 1987 6.1 magnitude Whittier Narrows earthquake. Recurrence intervals on this fault are relatively short with 20 to 40 year estimates for magnitude 6.0 earthquakes.

Elsinore Fault: The Elsinore fault is approximately 130 miles long and is located about 50 miles east of the City. The fault was the site of a 1910 magnitude 6.0 earthquake. Recurrence intervals are relatively short with a 20 to 90 year recurrence for a magnitude 6.0 earthquake.

Catalina Escarpment Fault: This offshore fault is approximately 80 miles long and is located about 35 miles west of the City. Recurrence intervals are about every 300 years for a magnitude 6.0 earthquake.

San Fernando-Sierra Madre Fault System: This fault system is approximately 36 miles long and extends along the base of the San Gabriel Mountains from east of Sierra Madre to west of San Fernando. These faults are found about 30 miles north of the City. The San Fernando segment was the source of a 1971 magnitude 6.6 earthquake. Recurrence intervals are estimated at 100 years for a magnitude 6.0 earthquake.

San Andreas Fault System: This fault system forms the dominant geologic structure throughout most of western California and has been responsible for the largest recorded earthquakes in the region. The fault system segment between Parkfield and Cajon Pass currently has a very low level of seismic activity. However, the portion of the fault system from Parkfield to Tejon Pass has experience great earthquakes of magnitude 8+ roughly every 250 years and the segment between Tejon Pass and Cajon Pass has experienced major to great earthquakes (magnitude 7 and greater) on an average of every 145 years. The fault system segment between Cajon Pass and the Salton Sea has not experienced a major earthquake for a least 265 years and possibly for as long as 600 years. Various earthquake studies suggest that this segment may be the location for the next great earthquake in California with probabilities of between 2 and 5 percent per year or about 50 percent in the next 20 or 30 years. Future earthquake predictions of magnitude and displacement cannot precisely be determined along the San Andreas fault system. Regional studies do, however, indicate that a magnitude 8.0 or larger earthquake could be expected to occur in the future and should be considered for planning and design purposes. The closest these latter fault system segments come to the City is about 52 miles to the northeast. A major earthquake along this system should be considered a strong possibility and would produce ground accelerations of about 0.14 g within the City.

San Jacinto Fault System: In terms of numbers of damaging earthquakes, this system has been the most prolific in historical time. At least 10 earthquake events have taken place from 1858-1980 over a fault length of 120 miles, with about half of these earthquakes causing damage in the San Bernardino-Riverside area. Recurrence intervals suggest a magnitude 6.0 within 4 to 10 years and a magnitude 7.0 within 40 to 100 years. The fault system's closest point to the City is about 55 miles to the east, therefore, even though a moderate earthquake magnitude could occur at any time the actual expected damage within the City would probably be quite small.

Liquefaction Hazards

Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with ground water to lose strength and behave as a fluid. This subsurface process can lead to near-surface or surface ground failures that can result in property damage and structural failure. Generally, sand and silty sand, that is poorly compacted and of Holocene age is most susceptible to liquefaction. These types of deposits can be found and are dominant within the City of Redondo Beach. Potential ground shaking within the City from a moderate to severe earthquake would be adequate to be within a threshold distance to generate liquefaction impacts.

Ground water depths within 30 feet of the ground surface is also a condition necessary for liquefaction to occur. For the City of Redondo Beach, a very high zone of liquefaction susceptibility exists within the coastal area where elevations are less than 30 feet above sea level.

Flooding Hazards

Significant and far-reaching portions of the Los Angeles Basin (including the City of Redondo Beach) have experienced flooding events during historic times. Some of the more notable flood events occurred in the early 1800's, when the Los Angeles River would periodically shift its course/direction and eventual discharge point into the Pacific Ocean, alternating between the Santa Monica Bay area and the San Pedro/Long Beach Harbor areas. Concrete channelization of the major rivers and drainages in the region and the installation of additional modern flood control and prevention improvements (primarily through the Los Angeles Department of Public Works Flood Control Division and Army Corps of Engineers) have reduced the potential for and occurrences of regional-scale flooding substantially over time.

For the most part, all areas in the City of Redondo Beach (particularly those most susceptible to flooding) are well served by the existing local storm drainage network. The network is a cooperative, multi-jurisdictional system, partially maintained by the City of Redondo Beach Public Works Department and partially maintained by the Los Angeles County Department of Public Works Flood Control District. In general, the system is comprised of a series of catch basins and sumps (which either through gravity or forced pumping) direct excess runoff and storm water into the network of storm drain pipes located below the local streets. These pipes carry and discharge the water into the Dominguez Channel or into the Pacific Ocean through one of the thirteen local outfalls located along the southwestern shoreline of the City. In addition to the inland storm drainage system, the harbor and harbor basin area of the City (located in the northwestern area of South Redondo Beach and including the various marinas located in the City) are protected from coastal flooding and damage related to storm-generated flooding by a large rock/stone material rip-rap breakwater wall.

The Federal Emergency Management Agency (FEMA), under the Federal Insurance Administration, has qualitatively rated and mapped the potential for flooding within the City of Redondo Beach as part of the National Flood Insurance Program (Community Panel Reference Numbers 060150-6002-B and 060150-0001-B, effective date September 15, 1983). Under the program all areas of the community are placed within one of ten different categories signifying their potential for flooding during a given increment of time (years). The vast majority of the City of Redondo Beach (in both North Redondo Beach and South Redondo Beach) has been rated in the (C) category, and is subject to minimal or no flooding.

A total of seven small and isolated areas in North Redondo Beach have been rated as subject to greater than minimal flooding, and have been designated with one of the nine substantive flood hazard ratings. These areas include: 1) a small, low-lying, rectangular-shaped area within the North Redondo industrial area, located due north of the intersection of Marina Avenue and Aviation Boulevard; 2) a small, low-lying, oval-shaped area located due northwest of the intersection of Inglewood Avenue and Manhattan Beach Boulevard; 3) a small, low-lying, linear/oval-shaped area within the turfed Southern California Edison transmission corridor right-of-way, located east of Dow Avenue, between Manhattan Beach Boulevard and Beland Boulevard; 4) a small, low-lying, circular-shaped area located along the public right-of-way and residential area along Carnegie Lane, between Blossom Lane (to the east) and Green Lane (to the west); 5) a small, low-lying, oval-shaped area located within the California Water Service Company Reservoir #10 property (to the rear of the former Andrews School property), located

due west of Aviation Way and due north of Rockefeller Lane; 6) a small, low-lying, triangular-shaped area in a single family residential area, located due northwest of the intersection of Ripley Avenue and Rindge Lane; and 7) a small, low-lying, trapezoidal-shaped area (one of the five existing and aforementioned drainage sumps), located due south of the intersection of Aviation Boulevard and Artesia Boulevard, between Ford Avenue and Goodman Avenue.

A total of five small and more isolated areas and three larger and more prominent areas in South Redondo Beach have been rated as subject to greater than minimal flooding, and have been designated with one of the nine substantive flood hazard ratings. The five smaller and more isolated areas include:

(1) A small, low-lying, and rectangular-shaped area (within the Southern California Edison transmission corridor right-of-way now being used as a commercial plant nursery), located due south of Anita Street, between Harkness Lane, to the east, and Goodman Avenue, to the west. This area is rated in the (B) category (i.e., areas between the expected limits of minimal flooding (from only a 500-year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years).

(2) A small, low-lying, circular-shaped area (one of the five aforementioned drainage sumps), in the center of the Redondo Beach Union High School athletic fields), located due east of Helberta Avenue, between Del Amo Street, to the north, and Vincent Street, to the south. The center of the area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The outer ring of the area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years). This area is also the focus of major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Vincent Street Drain Project.

(3) A small, low-lying, oval-shaped area (along the South Irena Avenue right of way and adjoining residential area), located between Vincent Street, to the north, and Spencer Street, to the south. The area within the right of way is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The area within the residential portion is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years).This area will also be served by the major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Vincent Street Drain Project.

(4) A small, low-lying, rectangular-shaped area (within the southern half of Alta Vista Park), located due southeast of the intersection of Camino Real and Juanita Avenue. The northern three-quarters of the area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The southern one-quarter of the area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years).

(5) A small, low-lying, oval-shaped area (one of the five aforementioned drainage sumps [the Avenue "H" Sump]), located due southeast of the intersection of Avenue H and Massena Avenue. This area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100-year storm event, with flood elevations and hazards determined). This area is the focus of major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Doris Coast Pump Station Project.

The three larger and more prominent areas of potential flood hazard in South Redondo Beach include:

(1) A large, extremely low-lying, rectangular-shaped area at the far southwestern corner of the City (including the beach and waterfront area), located due west of the Esplanade, between Avenue "I", to the north, and the City of Torrance municipal boundary, to the south. This area is subject to coastal storm and wave action impacts related to the geographic function of the Palos Verdes Peninsula, and is rated in the (V) category, (i.e., areas within the expected limits of coastal flooding with velocity (i.e., wave action) resulting from a 100 year storm event, with flood elevations and hazards not determined;

(2) A large, low-lying, linear/rectangular-shaped area at the far southern end of the City (including the Avenue "I" right-of-way and commercial parcels directly on the north and south sides of the right-of-way, between South Elena Avenue, to the east, and the Esplanade, to the west. This area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500-year storm event) and the areas within the expected limits of flooding resulting from a 100-year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years). Drainage capacity in this area will be improved by major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Knob Hill Coast Drain Project.

(3) A large and generally oval-shaped area including: a) the entirety of the harbor and harbor basin bulkhead areas within the existing breakwater closest to the water's edge; b) the harbor basin areas themselves; c) the area of the location of the Municipal Pier; d) the breakwater itself; and e) the water areas directly outside the breakwater. All of these areas are also subject to greater than minimal flooding hazard. As previously mentioned,

flood protection capabilities in the harbor area as a whole, will be incrementally improved by the project currently underway between the City of Redondo Beach and the United States Army Corps of Engineers to raise the height level of the existing breakwater facility.

Fire Hazards

Local fire protection and prevention services (and paramedic services) within the community are provided by the City of Redondo Beach Fire Department. The Fire Department maintains three facilities in the City, including two fire stations and a fire boat. Fire Station #1 is located at 401 South Broadway (at the southwestern intersection of Pearl Street and Broadway) in South Redondo Beach; Fire Station #2 is located at 2400 Grant Avenue (at the southeastern intersection of Grant Avenue and Mackay Lane) in North Redondo Beach; and the fire boat is berthed adjacent to the Harbor Master's office (at the western terminus of Mole B) in South Redondo Beach.

The City of Redondo Beach Fire Department utilizes a constant manning/qualified relief staff system, using three 24-hour shifts that work a 56-hour work week. The City of Redondo Beach Fire Department provides estimated emergency response times (in minutes), based on an analysis of actual calls and responses, for the time that it takes for fire equipment and crews to reach any site in the City, once the call is received at the fire station.

Because of the highly urbanized and built-out nature of the City of Redondo Beach, the risk of wildfires is extremely negligible (the only large, undeveloped areas in the City with any measurable risk of fire hazard are the Wylie/Steinhart Sump, located at the southwestern intersection of Ford Avenue and Artesia Boulevard in North Redondo Beach, and Hopkins Wilderness Park, located at the northeastern intersection of Knob Hill Avenue and North Prospect Avenue in South Redondo Beach).

The overall risk of fire hazard in local communities is rated, primarily to establish homeowner insurance rates, by the Commercial Risk Services Division of the Insurance Service Office (ISO), an independent, non-profit company which provides information and related services to the insurance industry. This body rates two aspects of a community's fire system: a) the local fire department's conditions and operation; and b) the local water system's conditions and operation. These two aspects are then combined, to establish an overall community rating. The existing rating system utilizes an ascending numerical scale, ranging from Class 1 (the best) to Class 10 (the worst). The latest available rating for the City of Redondo Beach is for 1988. At that time, the water department condition and operation aspect of the City of Redondo Beach (the California Water Service Company) was rated as a Class 1; the fire department condition and operation aspect of the City of Redondo Beach (the City of Redondo Beach Fired Department) was rated as a Class 3; the overall community rating is a Class 2, generally considered excellent for communities of comparable size and character.

6. Availability of Water and Sewer Services

Pursuant to SB 1087, the City will provide a copy of the adopted 2021-2029 Housing Element to the water and sewer service providers, which are required by State law to have adopted policies prioritizing the provision of water and sewer services to affordable housing proposals.

Sanitary Sewer Service

Sanitary sewer service is provided in the City of Redondo Beach through a coordinated multi-jurisdictional system containing different facilities, some of which are operated/ maintained by the City of Redondo Beach Public Works Department and some of which are operated/maintained the County of Los Angeles Sanitation Districts. For the County's planning and operational purposes, the City actually falls within two geographically separate but equivalent districts: 1) County Sanitation District #5, which includes all of North Redondo Beach; and 2) the South Bay Cities Sanitation District, which includes all of South Redondo Beach.

Sewage is collected through a network of sewer mains located below virtually every street in the City and pumped towards the east through pump stations into centralized larger "trunk lines" to be treated at the Joint Water Pollution Control Plant (part of the county's Joint Outfall System, which consists of six treatment plants and four submarine outfalls). This plant is operated and maintained by the Los Angeles County Sanitation Districts, and is located in the City of Carson, approximately five miles east of the city. This plant serves communities throughout the entire South Bay, as well as communities located as far east as Downey and as far north as Inglewood. The Joint Water Pollution Control Plant in Carson, California provides primary and secondary treatment for approximately 260 million gallons per day (mgd), and has a total permitted capacity of 400 mgd.

The 2010 Sewer Master Plan indicates that the total existing average sewage generated in the City is estimated at 5.99 mgd. According to the 2010 Master Plan, less than one percent of the City's sewer system has significant deficiencies, and none of the deficiencies will prohibit growth. In assessing the capacity of the City's sewer system, the 2010 Master Plan uses projections in population and nonresidential buildout in 2030 adequate to accommodate the City's RHNA. All new growth can be accommodated by the City's sewer system with scheduled upgrades outlined in the capital improvements plan that is included as part of the 2010 Sewer Master Plan. Recent sewer improvement projects include:

- Basin 2 Marine Vessel Sewer Pump Out Station
- Rindge Sewer Pump Station Construction
- Sanitary Sewer SCADA
- Alta Vista Sewer Pump Station Design/Construction
- Morgan Sewer Pump Station Design/Construction
- Sanitary Sewer Facilities Rehabilitation

Water Service

The City of Redondo Beach receives its water service from the California Water Service Company (CWSC), an investor-owned public utility whose operations are regulated by the State of California Public Utilities Commission (PUC). The California Water Service Company has been providing water service to the City since 1927. For operational and maintenance purposes, the City of Redondo Beach is classified within the Hermosa-Redondo District, an area containing all of the City of Hermosa Beach, all of the City of Redondo Beach, and an 800-acre portion of the City of Torrance located directly south and southwest of the City of Redondo Beach. All water supplied to and used in the City of Redondo Beach comes from one of two sources:

(1) Water purchased by the California Water Service Company from the larger, regional Metropolitan Water District. This water is pumped into the city through four Metropolitan Water District connector lines.

(2) Water pumped up from local groundwater sources by the California Water Service Company through a series of three wells located in the far north end of North Redondo Beach.

Approximately 85 percent of the water supplied to the City of Redondo Beach is purchased from the Metropolitan Water District, while approximately 15 percent is pumped up from groundwater sources through wells in the city. The California Water Service Company reports that it is presently meeting all of the district's existing water service needs and the vast majority of its systems pipes are in better than average conditions. According to CalWater's Urban Water Management Plan, water demand in the Hermosa-Redondo District is anticipated to reach 14,778 AFY in 2040. The water supply is projected to be 14,967 AFY in 2040. Therefore adequate water supply is available to accommodate the City's housing needs through 2040, well beyond the current RHNA planning period.

2.2.4 Housing Resources

This section analyses the resources available for the development, rehabilitation, and preservation of housing in Redondo Beach, including the preservation of affordable housing at risk of converting to market-rate housing. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, financial resources available to support housing activities, and administrative resources available to assist in implementing the City's housing programs and policies. Additionally, this section presents opportunities for energy conservation.

A. Availability of Sites for Housing

1. Regional Housing Needs Allocation (RHNA)

State law requires that a community provide adequate sites with residential development potential to allow for and facilitate production of the City's regional share of housing needs. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate vacant and underutilized sites." Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, and services and facilities to facilitate and encourage the development of a variety of housing for all income levels. Redondo Beach's Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period has been determined by SCAG to be 2,490 housing units, including 936 units for very low income households, [4] 508 units for low income households, 490 units for moderate income households, and 556 units for above moderate income households (Table H-42).

Changes in State law (SB 166 and SB 1333) require local jurisdictions to continue to monitor its ability to accommodate its RHNA as development occurs on available sites at an intensity or income level not consistent with the assumptions used in the Housing Element.

[4] Pursuant to new State law (AB 2634), the City must estimate its existing and future housing needs for extremely low income households needs based on Census income distribution or assume 50 percent of the very low income households as extremely low. Assuming 50 percent of the very low income households as extremely low, the City's very low income RHNA of 936 units is split into 468 extremely low income and 468 very low income units. However, State law does not require the separate identification of sites for the extremely low income units.

2. Progress Toward RHNA

Entitled/Approved/Under Review Projects

For the 6th cycle RHNA, the projection period begins on July 1, 2021. Therefore, housing units entitled and approved but are not expected to be issued building permits until after July 1, 2021, can be credited toward the 6th cycle RHNA.

South Bay Galleria Project – Located in north Redondo Beach

This project represents redevelopment of a portion of the South Bay Galleria shopping mall. The Galleria ownership proposed to develop 650 residential units on the site as part of the mixed use redevelopment. The project has been entitled for a total of 300 units, including 30 very low income units. These units are conditioned per the approved entitlement. As implementation of the units is realized, deed restrictions will be recorded. Actual rents can be estimated. Construction of this project will occur in phases, with the first phase of this project expected to begin in 2023.

Legado Mixed Use Project – Located in south Redondo Beach

The Legado project – a mixed use project of 115 units and 22,000 square feet of retail and restaurant space – is being developed on a three-acre site at the maximum (100 percent) of the allowable density. The project was completing plan check as of July 2021, and is under construction in 2022.

Alcast Foundry – Located in north Redondo Beach

This entitled project represents a reuse of an existing Alcast Foundry property, currently used as RV parking and truck storage. The project consolidates six parcels for the development of 36 townhomes. Construction of this project is expected to begin in 2022.

The Moonstone (Project Homekey) – Located in south Redondo Beach

This proposed project includes the conversion of a hotel to 20 units of permanent supportive housing (affordable housing). An application for funding was submitted to the State of California for Project Homekey funding. Announcement of funding for the project was issued on March 15, 2022. The project is exempt from local approvals and California Environmental Quality Act review. The renovations are expected to be completed and apartments available for occupancy in 2022.

122 N. PCH

A 43-unit project has been approved, with three affordable units. Grading and Retaining Wall Permits have been issued for this project, with grading and wall construction underway. Building Permit Plan Check is also underway. The applicant anticipates construction to start in August 2026.

2901 W. 182nd Street

Located south of the Transit Center and the South Bay Galleria Mall (where a new 300-unit project has been approved) is a largely vacant industrial property zoned I-2. This area is mostly blighted and the parking on site does not support other offsite uses. As of January 2026, the City received an application for development on the site totaling 158 units. Of the 158 units included

in the development application, 17 percent, or 27 units, will be deed-restricted for very low income households. Ministerial Planning Review is underway. The City anticipates planning approval in March 2026. Building Permit and Plan Check submittals are anticipated in April 2026.

South Bay Galleria

In addition to the 300 units already entitled, the California Environmental Quality Act (CEQA) review of the entitled project also evaluated the project with an additional 350 units, as is permitted in the current zoning. This Phase 2 of South Bay Galleria has recently been approved for 350 additional units with 35 being affordable. The City is awaiting Building Permit Plan Check submittal. Currently, the property is undergoing ownership change. Anticipated next steps by applicant/owner are unknown at this time.

AB 2011 Projects

The City has approved one and is processing a second AB 2011 project. The approved project (February 17, 2026) is located in south Redondo Beach at 401 S. PCH with 49 units, 5 of which are affordable to very low income and 3 of which are affordable to moderate-income households. The building permit and plan check submittals are anticipated in April 2026 with building permit issuance and construction expected to begin in November 2026. The second project is located at the corner of Inglewood Avenue and 190th Street with the number of units and affordability to be determined.

Anticipated Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen increases in ADUs in the community:

- 2017 – 11 ADUs
- 2018 – 17 ADUs
- 2019 – 23 ADUs
- 2020 – 21 ADUs
- 2021 – 19 ADUs and 5 JADUs

The slight decrease in ADU permits in 2020 was largely due to COVID. For 2021, the City issued building permits for 19 ADUs and 5 JADUs. Based on this rising trend, the City anticipates permitting an average of 30 ADUs annually for the next eight years. The City updated the ADU Ordinance in 2020. This Housing Element also includes a program to facilitate the development ADUs.

According to the SCAG Regional Accessory Dwelling Unit Affordability Analysis that has been reviewed and approved by HCD, the income/affordability of ADUs in the South Bay can be estimated at:

- 17 percent extremely low/very low income
- 43 percent low income
- 6 percent moderate income
- 34 percent above moderate income

Table H-42 shows the distribution of the projected ADUs according to this income distribution.

Remaining RHNA

Accounting for entitled projects and projected ADUs, the City needs to plan for another 1,661 units, primarily in the lower and moderate income levels, as shown in Table H-42. The City has fully accommodated its above moderate income RHNA with approved and anticipated units.

For those pipeline projects identified within . H-42, it is typical that once the project is entitled it moves quickly into the building permit plan check and issuance phase and then to construction. In a recent example, a project 122 N. PCH for the construction of 43 new residential units, with 3 affordable, received its entitlements in February of 2025 and initiated construction in December of 2025. There are no known barriers to subsequent permitting and construction for the identified pipeline projects within the City of Redondo Beach.

Table H-42: RHNA Obligations

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	**936**	**508**	**490**	**556**	**2490**
Credits toward RHNA	**120**	**0**	**3**	**948**	**1,071**
South Bay Galleria[1]	30	0	0	270	300
South Bay Galleria (Phase 2)	35	0	0	315	350
Legado	0	0	0	115	115
Alcast Foundry	0	0	0	36	36
Moonstone (Project Homekey)	20	0	0	0	20
122 N. PCH	3	0	0	40	43
2901 W. 182nd Street	27	0	0	131	158
401 S. PCH (AB 2011 project)	5	0	3	41	49
Anticipated ADUs	**41**	**103**	**14**	**82**	**240**
Remaining RHNA Obligations	**775**	**405**	**473**	**0**	**1,653**

Note 1: South Bay Galleria was approved "…at the applicant's option…" for either 30 very low income or 60 low income units. In communications with the applicant they confirmed they would provide 30 units (rental) for very low income.

3. Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. During at least the past ten years, Redondo Beach had seen primarily residential and mixed use development in the community. Standalone nonresidential development is infrequent, consistent with the trend throughout the region. Therefore, the sites inventory for the 6th cycle RHNA is comprised of multiple strategies – residential recycling, residential development on religious facility properties, mixed use development, and residential overlay over industrial and commercial zones.

Realistic Density and Lot Consolidation

Future residential development in Redondo Beach most likely will occur on underutilized lots where developments are not built out to the maximum density permitted. Recycling opportunities identified in this inventory focus on the City's MU, R-2, R-3 zones, and other specific areas (Kingsdale North, South Bay Market Place, 190th Street, and FedEx properties). In these areas, existing development typically ranges from small scale apartments, to older commercial properties, and old industrial uses. In these existing zones, properties have realized developments at an average of 80 percent of the maximum allowed density. Specifically, most infill developments in the R-3 zone have yielded about 14 to 16 units per acre, depending on lot size, and developments in the MU zones have yielded between 25 and 34 units per acre, depending on lot size.

Alcast Foundry, a recently approved 36-unit project in the R-3 zone, yielded a density of 16.3 du/ac (93 percent of allowable density). This project involves the consolidation of six parcels currently used for industrial activities and truck storage. Another proposed mixed use project at 100-132 N. Catalina Avenue is an adaptive reuse of a commercial historic building and construction of 30 new rental units, four of the units will be affordable. The proposed project will consolidate six parcels with 14 lots and yield a density 23.6 du/ac in R-3A zone (135 percent of allowable density, inclusive of an affordable housing density bonus). Legado, another mixed use project, yields a gross density of 26.7 units per acre but a net density of the maximum allowable density of 35 du/ac as one of the four acres on that site is not part of the project.

Residential Recycling

Due to limited vacant residential properties available for development, the City's residential neighborhoods have been experiencing recycling into higher intensities during the past decade. Typical residential developments involved the recycling of single-family lots in medium density zones (R-2 and R-3) into small condominium developments of two to three units.

- 2017 - 41 two- and three-unit condominium projects were approved
- 2018 – 24 two- and three-unit condominium projects were approved
- 2019 – 25 two- to four-unit condominium projects were approved
- 2020 – 10 two- to four-unit condominium projects were approved

The lower number of projects in 2020 was probably directly a result of COVID. The City anticipates this trend will resume. To identify additional residentially zoned parcels with potential for recycling opportunities, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
  - Land value is greater than improvement value
  - Structure was built prior to 1990 (and therefore over 30 years of age)
  - Existing uses are not condominiums or apartments
  - Redevelopment can at least double the number of units existing on site

A total of 826 parcels met these criteria. The majority of the parcels are zoned R2 and R3. Parcels that cannot yield projects that are similar to recent recycling trends have been removed from this residential recycling inventory. These parcels can potentially yield 892 net units, conservatively assuming development at 80 percent of the allowable densities. Realistic capacity typically exceeds 90 percent in these neighborhoods due to the small lots and high housing prices.

In addition, in the Kingsdale neighborhood, the General Plan Update redesignated this area from R-1 single-family residential use to MU (55 units per acre), and is being proposed to be redesignated to MU-H (Housing Required) and RVH (Very High Density Multi-Family Residential) with a density of 65 units per acre. Corresponding zoning districts are MU-H and RH-4. Based on discussions with the property owner, this site can accommodate a mixed use project with 146 net new units, including 15 percent lower income units. The average density of the development will be 61.75 units per acre, which is 95 percent of the new allowed density of 65 units per acre after rezoning.

The State passed SB 9 in 2021, allowing single-family lots of 2,500 square feet or more to split into two equal lots and allowing two units on each split lot. Given the City's long history of recycling existing single-family uses into higher intensity residential uses, SB 9 will likely result in increased housing activities in the City's single-family neighborhoods. These units are expected to be in the moderate and above moderate income levels.

Housing on Church Properties

Throughout California, the development of affordable housing on religious properties has become an increasing trend. Nonprofit organizations such as Many Mansions and National CORE have assisted many religious facilities to incorporate housing on site.

The City identified four churches along Broadway that are currently zoned for RH (28 du/ac, however under the proposed General Plan allowed density will be 30 du/ac) and RM (17.5 du/ac) and have large parking areas. Under AB 1851 (Religious Facility Housing), these churches can partner with nonprofit developers to provide affordable housing on site and receive parking relief to facilitate development. These four churches (eight parcels) are identified to have the potential based on their residential zoning and amount of the property dedicated for parking. Each church site is larger than 0.5 acre. However, only a portion of the parking area for each church is used to estimate potential development as a conservative assumption. Because only affordable

housing would qualify for the parking relief, these properties can potentially yield 28 affordable units, excluding density bonus. With density bonus, the number of units on site can potentially increase to over 50 units. For the church properties with smaller than 0.5 acre of parking area or are zoned R-3 (17.5 du/ac), this inventory conservatively assumes the affordable units at moderate income level. Only one church property zoned RH-2 (30 du/ac) and larger than 0.5 acre is assigned to the lower income level.

There has been significant expressed interest from church operations throughout Southern California to partner with nonprofit developers such as National CORE and Many Mansions to provide affordable housing onsite. Typical development model involves the church to provide a ground lease of the surplus or parking areas for affordable housing in exchange for lease payments, new facility, and/or affordable units for staff. An action is included in the Housing Plan for the City to actively pursue such opportunities.

Mixed Use Development

The General Plan consolidates the existing MU-1 and MU-2 into MU-1, with a reduced density of 30 du/ac. MU-3 is renamed as MU-2 in the proposed General Plan with a density of 35 du/ac. To identify the underutilized properties in mixed use zones, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
    - Land value is greater than improvement value
    - Structure was built prior to 1990 (and therefore over 30 years of age)
    - Existing uses are not national/regional chain operations are major anchor stores
    - Existing lot coverage based on aerial photo indicates large parking areas

In the MU areas, existing uses are primarily older commercial properties. Several old and non-conforming industrial uses are also present on the sites included in this inventory. In these zones, properties have realized developments at an average of 80 to100 percent or above of the maximum allowed density. The two most recent mixed use projects - Legado in plan check stage and the completed Sea Breeze – achieved 100 percent of the allowable density. Therefore, using 80 percent of the achievable density in estimating potential is a conservative assumption. Furthermore, the City rarely experiences 100 percent nonresidential development in the mixed use areas.

A total of nine properties designated MU-1 totaling 7.61 acres are considered underutilized. Seven parcels larger than 0.5 acre each feasible for lower income can facilitate the development of 161 units. Two underutilized MU-1 parcels are less than 0.5 acre in size and can accommodate 22 moderate income units.

MU-2 properties are generally smaller in size. Eight underutilized MU-2 properties are identified with the potential for redevelopment. However, due to their small sizes, these parcels are assigned to the moderate income RHNA.

Specific Opportunity Areas

The General Plan identified specific areas for mixed use development and high density residential development, with the goal of dispersing new housing opportunities throughout the City.

North Kingsdale (65 du/ac)

This area is comprised of 12 parcels that have already been or in process of being assembled by a property owner with the intention to redevelop the area into a mixed use project. Five of the parcels have commercial uses and seven parcels have residential uses. Combined, this area totals 2.39 acres.

The General Plan and Zoning Code updates designated this area for mixed use at 55 units per acre. The City is proposing to amend the General Plan to redesignate this area as Mixed Use (Housing Required) and RVH (Residential Very High Density Multi-Family Residential) with a zoning of MU-H and RH-4. This designation requires a residential component when the site is redeveloped in the future. Density is also proposed to increase from 55 units per acre to 65 units per acre.

Discussions with the property owner indicates a plan to develop a mixed use project with ground floor office space and residential units above, along with various park and other amenities. The project is anticipated to produce a net increase of 146 units, including 15 percent of the units (22 units) as lower income units. A similar vertical mixed use project, at a slightly larger scale, would be the Talaria in Burbank, CA.

Figure H-3: Mixed Use Density Examples



190th Street (65 du/ac)

The City has also identified two blocks of older industrial uses currently zoned I-2 along 190th street. The uses are a mix of light industrial uses with the structures mostly built during the 1950s and 1960s. These industrial areas are blighted and surrounded by multi-family residential uses, including a mobile home park. In general, typical commercial/industrial lease terms are about three to five years. These existing uses are not likely to have lease terms longer than industry standards. Furthermore, existing tenants are small private independent uses. Redevelopment of these areas would not involve any strategic decisions of major corporations.

The first block is comprised of four contiguous parcels with the oldest structure built more than 67 years ago and the newest structure 30 years ago. The four contiguous parcels can be consolidated into one or two projects. Only one parcel is less than 0.5 acre. Given the existing uses being incompatible with surrounding medium density residential uses, it would be appropriate to pursue projects that recycle the block into residential uses. The average FAR in this block is 0.50 when the General Plan allows the FAR at 1.0. The average Improvement-to-Land Value ratio is 0.60, indicating mostly these properties have not undergone significant improvements.

Another block of ten contiguous parcels zoned I-2 and developed primarily between 1950s and 1970s and occupied by small industrial and commercial uses has also been proposed in the General Plan to include a Residential Overlay. These ten contiguous parcels can be consolidated for development. While a few parcels are smaller than 0.5 acre, these parcels are of sizes that only require the consolidation of two parcels into adequately sized properties. Furthermore, three parcels are already under common ownership. Given the existing uses being incompatible with the surrounding medium density residential uses, it would be appropriate to pursue projects that would ultimately recycle the entire block into residential uses.

These properties are also surrounded by medium density residential uses and separated from the four parcels described above by a mobilehome park. With an allowable FAR of 1.0, this block is substantially underutilized with an existing FAR of only 0.36 and a current Improvement-to Land Value ratio of 0.27, indicating the lack of significant improvements to the properties. As these aging industrial buildings are recycled, residential use becomes an appropriate use for the location.

The City has engaged with the property owners of these sites, some of which own multiple parcels. To date, the City has confirmed interest for future high-density residential development from multiple property owners in these two blocks. Specifically, a property owner of three Mary Ann Drive parcels expressed strong interest in selling the properties. Another owner of two parcels has been working on listing their properties for sale but must first pursue remediation due to existing use as a dry cleaner. The owner estimates remediation could be completed in 8 to 12 months. Another owner contiguous to the property owner of the three Mary Ann Drive parcels has engaged the City and confirmed his interest in joining with his neighbor and either developing their properties or listing them for sale. The City continues to receive inquiries from additional property owners to express interest in and support for rezoning. The City will engage the Waterfront and Economic Development Department to facilitate direct and targeted

communications with property owners to encourage lot consolidation and/or packaging parcels for potential redevelopment.

City staff continues to engage existing property owners of all these sites to confirm their support/interest for future high density residential. Thus far, the City has received significant interest from the majority of these small parcels responding to the City's inquiry. Another one property owner is contemplating this potential. This parcel, Assessor's Parcel Number 4158010022, has been excluded in the calculation of potential capacity. Nevertheless, the parcel is similarly zoned to provide residential development potential in the future.

Farther along 190th Street toward the eastern end of the City, a 0.88-acre site currently zoned C-2 within a primarily medium density residential area. This property (18989 Hawthorne Boulevard, Lamp Plus site) is identified by the City to have potential for redevelopment due to its low existing FAR (large parking space), older commercial structure (40 years old), and occupied by an independent retail use. The City reached out to owner of 18989 Hawthorne Boulevard, who is receptive to the site being identified as a housing site with the potential for accommodating a mixed use project in the future.

The City is proposing to amend the General Plan to redesignate the various parcels that total 7.85 acres along 190th Street to RVH (Very High Density Multi-Family Residential) with an RH-4 zoning at a density of 65 units per acre. To conservatively estimate potential units, the City assumes the site will be built out at 80 percent of capacity, or 52 units per acre. Based on the proposed rezoning, these parcels can accommodate 394 units.

South Bay Marketplace – South of Galleria (80 du/ac)

Located south of the South Bay Galleria Mall (where a new 300-unit project has been approved) is a largely underutilized parking lot for the South Bay Marketplace. This parking area does not support other off-site uses. The City is proposing to amend the General Plan and Zoning Code to redesignate this area as Mixed Use -Transit Center (Housing Required) with a zoning of CR-H (Commercial Regional – Housing Required) at a density of 80 units per acre due to its location next to the Transit Center and new housing entitled on the nearby mall property. This 9.7-acre site can potentially accommodate 621 units at 80 percent of the maximum density, utilizing primarily the parking area. The majority of the parking for the South Bay Marketplace is on separate parcels from those with existing structures. Therefore, development of residential uses on the parking lots would not require displacement of existing uses on site. The planned development standards for the zoning designation will articulate the option to develop above parking lots with the maintenance of the existing parking areas for "shared use" by the existing commercial tenants and new residential development above. The parking lot encompasses 9.25 acres. The expectation is that the first level would have parking for the adjacent retail stores of the South Bay Marketplace, and parking for housing and the housing units built above.

These four parcels are held by two property owners only (one parcel by the Living Spaces and three parcels are held by another property owner). The City will engage the Waterfront and Economic Development Department to facilitate direct and targeted communications with property owners to encourage lot consolidation and/or packaging parcels for potential redevelopment.

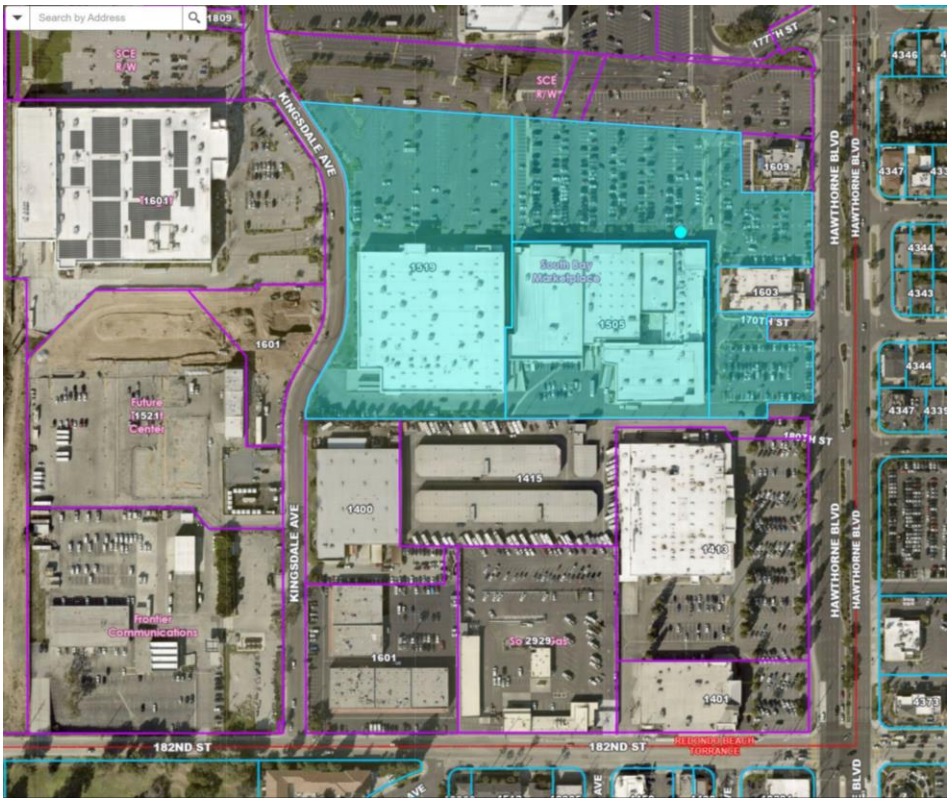
A development feasibility study was conducted by Kosmont Companies to evaluate the potential feasibility of developing affordable housing on site that currently serves retail tenants at the South Bay MarketPlace. Based on the review of five sample affordable housing projects in Santa Monica, Torrance, and Marina Del Rey on sites with similar development economics, the construction of affordable housing on the South Bay MarketPlace site is achievable with traditional affordable housing funding mechanisms, such as Low Income Housing Tax Credits.

Zoning implementation of this designation is intended to facilitate a combination of different scenarios but a residential component with at least 50 percent of the floor area as residential is required:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

The Zoning implementation will be designed to allow the achievement of the anticipated number of units under these scenarios. Appropriate development standards will be established in place concurrent with the rezoning to facilitate development on this site.

Figure H-4: South Bay Marketplace



In addition, a parcel zoned I-3 is developed with an old industrial building of almost 50 years old. This building is occupied by a number of small light industrial uses such as printer repair. Three other parcels (zoned C-R) that are primarily used as parking for retail uses are also included. Redevelopment of this parcel can accommodate 165 units at 80 percent of the maximum density.

Overall, this site can potentially accommodate 757 units. All parcels in this area are significantly underutilized with an average existing FAR of only 0.18. All buildings were constructed in the 1970s and have not undergone any significant improvements. These Class C structures are exhibiting deferred maintenance and require substantial renovation to meet modern standards. These areas could be redeveloped by tearing down existing structures, or reconfiguring existing buildings with added residential use on parking lots. As part of the rezoning to create the overlay, the City will develop implementation policies to facilitate shared access to existing uses.

Figure H-5: South Bay Marketplace – Existing Site



Figure H-6: Mixed Use Example – Reuse of Parking Lot



FedEx Area (65 du/ac)

The current FedEx office on Pacific Coast Highway has recently closed. This parcel is adjacent to another retail use that has large surface parking and building area that appear to be significantly underutilized. Discussion with the property owner indicates that there is no long-term lease for the tenant and the existing lease does not contain options for extension. The property owner is very interested in having this property designated as an opportunity site and having the site available for development as either a mixed use or residential-only project. The City is proposing to amend the General Plan for this site as Mixed Use (Housing Required) with a zoning of MU-H at 65 units per acre. With the new Mixed Use designation, these parcels with a combined acreage of 1.82 acres can accommodate 94 units at 80 percent of the maximum density.

Zoning implementation of this designation is intended to facilitate a combination of different scenarios but a residential component with at least 50 percent of the floor area as residential is required:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

The Zoning implementation will be designed to allow the achievement of the anticipated number of units in this area under these scenarios. Appropriate development standards will be established in place concurrent with the rezoning to facilitate development on this site.

Figure H-7: Mixed Use Density Examples



Summary of Sites Strategy

Through the General Plan update process, the City worked diligently to develop a strategy for the RHNA to provide a range of housing types and locational choices. Table H-43 presents a summary of the strategy. The detailed sites inventory is presented in the appendix.

Figure H-8: Sites Inventory – North of 190th

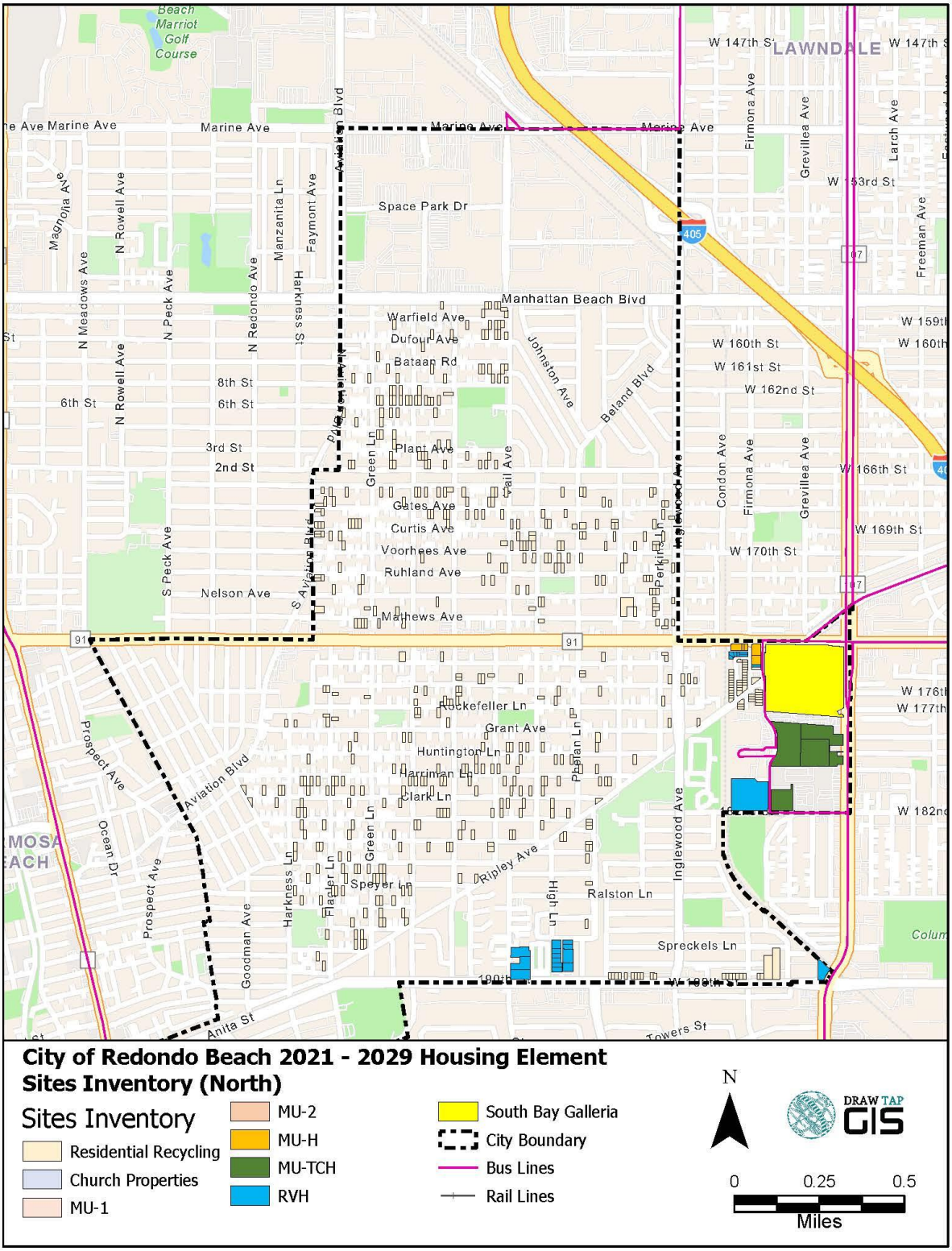


Figure H-9: Sites Inventory – South of 190th



Table H-43: Summary of Sites Strategy				
	Lower	Moderate	Above Moderate	Total
Sites Not Requiring Rezoning				
Residential Recycling	**4**	**534**	**384**	**922**
R-2 (14.5 du/ac)	0	0	358	358
R-3/R-3A (17.5 du/ac), RMD (23.3 du/ac), RH (30 du/ac)	4	534	26	564
Housing on Church Properties	**0**	**26**	**0**	**26**
R-3 (17.5 du/ac)	0	26	0	26
Mixed Use	**0**	**51**	**0**	**51**
MU-2 (35 du/ac)	0	51	0	51
Subtotal	**4**	**611**	**384**	**999**
Sites Requiring Rezoning				
Scattered Sites	**104**	**72**	**0**	**176**
RH (30 du/ac)	0	50	0	50
MU-1 (30 du/ac)	104	22	0	126
Opportunity Sites	**1,267**	**0**	**124**	**1,391**
Kingsdale North - RVH and MU-H (65 du/ac)	22	0	124	146
190th St - RVH (65 du/ac)	394	0	0	394
FedEx - MU-H (65 du/ac)	94	0	0	94
South Bay Marketplace - MU-TCH (80 du/ac)	757	0	0	757
Subtotal	**1,371**	**72**	**124**	**1,567**
Summary of Sites				
Remaining RHNA (see Table H-42)	1,180	473	0	1,653
Total Estimated Capacity	1,375	683	508	2,566
Meet RHNA	Yes	Yes	Yes	Yes

Availability of Infrastructure and Services

All sites identified in the inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the RHNA of 2,490 units. Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the City.

B. Housing Resources

1. Financial Resources

With the elimination of redevelopment, Redondo Beach has limited funding for affordable housing activities.

SB2 Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

For the first year of SB 2 funds availability as planning grants to local jurisdictions, the City of Redondo Beach received $310,000 for planning efforts to facilitate housing production. The planned uses of the funds include:

- Objective design standards
- Specific plans and form-based codes
- ADU development and other innovative building strategies
- TOD strategies
- Innovative housing finance
- Expedited review
- CEQA streamlining

For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). Based on HCD estimates, Redondo Beach is eligible for $130,830 from the 2019 allocation and $203,351 from the 2020 allocation.

Community Development Block Grant (CDBG) Funds

Through the CDBG program (administered by the City), the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities for low income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities that meet HUD criteria. Eligible activities include: acquisition of real property, relocation and demolition; rehabilitation of residential and non-residential structures; public facilities and improvements; and public services.

The City of Redondo Beach is an entitlement jurisdiction eligible to receive CDBG funds directly from HUD on an annual basis. For Fiscal Year 2021, the City received approximately $290,479 in CDBG funds. Funds will be spent on housing improvement assistance for low income households, public facility improvements, and public services.

Housing Choice Vouchers (Section 8) Rental Assistance

The federal Housing Choice Voucher (HCV) program provides rental assistance to very low income households overpaying for housing. In general, the HCV program assists a very low income household by paying the difference between 30 percent of the gross household income and the cost of rent. As of 2021, in Redondo Beach, 437 families currently receive rental assistance under the HCV program, with another 4,500 households on the waiting list.

2. Administrative Resources

The following agencies and organizations are important components of the City's housing services delivery system. These entities have the capacity to help construct, preserve, and improve housing in Redondo Beach, including preserving affordable housing that is at risk of converting to market-rate housing.

City of Redondo Beach Community Development Department

The Community Department consists of the Planning Division and the Building and Safety Division. The Planning Division is primarily responsible for administering the City's long-range and current planning programs including overseeing development reviews and maintaining and updating the General Plan and Zoning Ordinance. The Building and Safety Division is responsible for ensuring the public's health, safety, and welfare, through the application and administration of the California Building, Fire, Plumbing, and Electrical Codes thereby enhancing the safety and quality of life in Redondo Beach through the enforcement and application of the City's Building Codes.

City of Redondo Beach Community Services Department

The Community Services Department provides a wide variety of programs and services, including recreational programs and the management of the City's various parks and community facilities. The Department is also responsible for the administration of federal and state grants that provide housing services, job training and placement services, counseling for youth and parenting classes. Community Services runs the Redondo Beach Housing Authority and Community Development Block Grant programs. Redondo Beach is committed to promoting fair housing to the community. The Redondo Beach Housing Authority's mission statement is, "To enrich and improve the quality of life in Redondo Beach by providing excellent programs, opportunities, services, and facilities that meet the needs of the community."

All renters and home seekers are entitled to receive equal treatment, regardless of the following: race, color, religion, national origin, sex, marital status, familial status, or age. The City contracts with the Housing Rights Center (HRC) (formerly known as the Westside Fair Housing Council), a nonprofit organization that helps educate the public about fair housing laws and to investigate reported cases of housing discrimination. The HRC is a long-established organization, dedicated to promoting fair housing for all. The City offers the following programs:

- Dispute resolution services related to Landlord/Tenant issues in Redondo Beach. Free of charge.
- Fair housing workshops and informational brochures, in addition to HRC services.

- Section 8 housing and Housing Choice voucher assistance.
- Homelessness services (see "Addressing Homelessness" below).
- Los Angeles Air Force Base Housing Program coordination.
- Resources index for connecting people with the assistance needed.

Non-Profit Housing Developers

Due to the high cost of housing development in Los Angeles County, many communities have found that partnerships with non-profit housing developers are an effective tool for creating affordable housing units. Nonprofit housing developers active in Southern California include:

- Habitat for Humanity
- National CORE
- Bridge Housing
- Meta Housing
- Jamboree Housing
- Linc Housing
- Many Mansions

3. Opportunities for Resource Conservation

Regional Programs

The South Bay Environmental Services Center (SBESC) is the South Bay's local clearinghouse for energy efficiency, water conservation and environmental information, training, materials, and outreach. SBESC assists public agencies including cities, schools, and special districts as well as businesses and residents of the South Bay to best utilize the many resources available to them through a wide variety of statewide and local energy efficiency and water conservation programs.

SBESC has expanded its services through its Energy Efficiency Plus (EE+) program to deliver significant and measurable energy savings by working directly with public agencies on joint procurement of energy efficient equipment as well as providing information on more energy efficient practices.

City Programs

The City's strategy for conserving energy consists of three components:

- Preparedness: The City has developed an Electrical Power Interruption Plan in preparation of possible rolling blackouts.
- Conservation: The City encourages conservation through employee and public information. The City also established a Green Task Force to address the broad range of environmental issues facing the City. The Task Force reviews the City's existing environmental programs and recommends green policies and programs to the City Council.

- Efficiency: This is achieved through the implementation of new technology to reduce consumption and produce savings.

Energy-related housing costs can directly impact the affordability of housing. While State building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Utility Providers Programs

Southern California Edison participates in the California Alternate Rates for Energy (CARE) program, which offers income-qualified customers a discount of 20 percent or more on their monthly electric bill. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units. Edison also operates the Energy Management Assistance (EMA) program, which helps income-qualified households conserve energy and reduce their electricity costs. Southern California Edison pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Services include weatherization, energy efficient lighting and cooling, and refrigerator replacement. And, finally, Edison has an Energy Assistance Fund (EAF), also known as the Rate Relief Assistance Program, designed to help low income customers pay their electric bills.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances to its customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities, owners of multi-family affordable and supportive housing projects (which offer homes to persons with special needs).

A Direct Assistance Program (DAP) is available for qualified low-income customers. DAP provides no cost weatherization and furnace repair or replacement services. The Gas Company also operates the Gas Assistance Fund (GAF), which helps low-income households pay their gas bills. Southern California Gas participates in the state's CARE program, which provides a 20 percent discount on the monthly gas bills of income-eligible households. In addition, the Gas Company participates in the Medical Baseline Allowance Program. Customers with a qualifying medical condition are eligible for a free medical baseline allowance 0.822 therms per day. Under this program additional gas usage is billed at the baseline rate, which is the lowest rate for residential customers.

In addition to the assistance programs, residents may qualify for assistance through the Low-Income Home Energy Assistance Program (LIHEAP). LIHEAP is a federally funded energy assistance program that may help residents pay the utility bill if they are income-qualified. Funds pledged to assist customers of SoCalGas® are distributed through local community-based organizations, assistance agencies and certain government agencies.

2.2.5 Housing Plan

The City of Redondo Beach's long-term housing goal is to provide housing that fulfills the diverse needs of the community. In the short term, this will be accomplished with the objectives, policies, and programs set forth in this Housing Plan. The goals, policies, and programs in the Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs, and will guide City housing policy through the 2021-2029 planning period.

Goals are statements of community desires which are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards and/or end states for achieving a goal. Essentially, goals represent desired outcomes the City seeks to achieve through the implementation of policies. Further articulation of how the City will achieve the stated goals is found in the programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action.

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Conserve and improve the condition of the existing affordable housing stock;
- Assist in the development of housing for lower and moderate income households;
- Identify adequate sites to facilitate the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing; and
- Promote housing opportunities for all persons.

Table H-45 at the end of this section summarizes the City's quantified objectives for the 2021-2029 planning period. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

A. Conserve and Improve the Existing Housing Stock

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Because the majority of the housing stock is more than 40 years old (nearly 66 percent), significant rehabilitation needs are anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protect the safety and welfare of the residents and assist in meeting housing needs throughout Redondo Beach. The City will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a proactive approach to conserving the current housing stock.

GOAL 1.0 Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.

Policy 1.1 Enforce adopted code requirements that set forth the acceptable health and safety standards for the occupancy of existing housing.

Policy 1.2 Continue to offer assistance to low income households for emergency repairs and comply with the Mills act to encourage the maintenance and repair of the City's historical structures.

Policy 1.3 Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate income households.

Policy 1.4 Promote the use of energy conservation techniques and features in the rehabilitation of existing housing.

Program 1: Mobility Access/Emergency Repair Program

The Mobility Access/Emergency Repair Program provides a grant up to $2,500 for special mobility access repairs for lower income disabled Redondo Beach homeowners (including those with developmental disabilities). Eligible repairs are those necessary to correct health and safety hazards. Repairs are restricted to electrical repairs, plumbing repairs, replacement of hot water heaters, and heating repair. Under the Mobility Access component, the program provides special repairs for disabled homeowners such as installation of grab bars and access ramps.

2021-2029 Objectives and Timeframe:

- Provide services to 10 1ower income (including extremely low income) Redondo Beach homeowners each year for a total of 80 households.
- Promote program to residents through brochures at public counters and information on City website, and proactively through City's quarterly newsletters.
- Pursue State funds available for housing rehabilitation programs, including acquisition/rehabilitation.

Responsible Agency: Community Services Department
Funding Sources: CDBG funds

Program 2: Preservation of Affordable Housing

California Government Code Section 65583(a)(8) requires the Housing Element to include an analysis of existing assisted housing developments that are "at risk" (eligible to change from low-income housing to market-rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use). Assisted housing developments are defined as multi-family rental housing that receives government assistance under federal, state and local funding programs. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program, used to qualify for a density bonus, or other conditions for project approval such as development agreements.

Of the assisted housing developments listed in Table H-29, two include units that are "at risk" of converting to market rents. One of the projects, Seaside Villa, is "at risk" due to potential

termination of Section 8 subsidy contracts. The second project, Seasons Senior Apartments, is "at-risk" due to the expiration of a 30-year covenant. As funding permits, the City will work to preserve the affordability of these units to maintain the stock of needed senior affordable housing in the community.

2021-2029 Objectives and Timeframe:

- Proactively engage the property owner and property manager of the Seasons Senior Apartments in 2022 (three year prior to potential eligibility for conversion) to provide education and ensure their understanding of their obligations under preservation law.
- Monitor the status of Seaside Villa and Seasons Senior Apartments annually.
- Ensure residents are notified by the property owner once a Notice of Intent to opt out of low income use is filed. Pursuant to new State law, notices must be sent out by property owners three years, one year, and six months prior to opting out.
- Contact nonprofit affordable housing providers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of low income use is filed.
- Support funding applications by qualified nonprofit affordable housing providers to pursue funding at the State and federal levels for preserving existing affordable housing.

Responsible Agency: Community Services Department
Funding Sources: State and federal funds as available

B. Assist in the Development of Affordable Housing

Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units.

Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City supports programs that make purchasing a home a realistic option for lower income households.

GOAL 2.0 Assist in the provision of housing that meet the needs of all economic segments of the community.

Policy 2.1 Facilitate homeownership opportunities for low and moderate income households.

Policy 2.2 Use density bonuses and other incentives to facilitate the development of new housing for lower and moderate income households, including extremely low income households.

Policy 2.3 Create collaborative partnerships with non-profit and for-profit developers to maximize resources available for the provision of housing affordable to lower income households.

Policy 2.4 Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Policy 2.5 Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

Program 3: Inclusionary Housing

During the discussion of the General Plan and Housing Element Annual Report in 2020, the Redondo Beach City Council expressed interest in preparation of an Inclusionary Housing Ordinance. This type of ordinance requires a percentage of units to be restricted to certain levels of affordability in housing development projects meeting a set size threshold. There are several parameters that the City Council must decide upon, and once selected it is necessary to conduct a financial feasibility analysis to determine that the ordinance with those parameters would not preclude or deter market rate housing from being built. This is a necessary step to ensure that the ordinance is justifiable and in accordance with State housing laws.

During the procurement process for preparation of the 2021-2029 Housing Element, the City included a request for a quote to prepare an Inclusionary Housing Ordinance for Redondo Beach. On October 20, 2020, the City Council awarded a contract for the preparation of both the Housing Element and concurrently an Inclusionary Housing Ordinance.

In November 2020, the City's consultant provided an introductory presentation to City Council to go over the process of preparing an Inclusionary Housing Ordinance, including selection of parameters and conducting a financial analysis of proposed parameters. On January 12, 2021, the City Council proposed parameters and the consultant is finalizing the financial analysis to present to City Council in September 2021 to refine the parameters. The ordinance is expected to be introduced and adopted in 2022.

2021-2029 Objectives and Timeframe:

- Pursue adoption of an inclusionary housing program by 2022.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 4: Housing Choice Voucher (Section 8) Program

This program assists extremely low and very low income persons in securing decent, safe and sanitary, privately owned housing. Tenants select their own rental housing, within the program guidelines. The housing may be an apartment, a house, or a mobile home. In all instances, the unit must be clean, in good condition and safe. Also, the rent must not exceed the program limits (which vary based on unit size and type), and must be appropriately priced for the size, condition and location of the unit. The program is open to families and individuals; however, preference is given to families, elderly persons, and persons with disabilities. Eligible tenants pay 30 to 40 percent of their adjusted monthly income toward the rent and utilities. The City (using money appropriated by HUD) pays the remaining portion of the rent directly to the landlord on behalf of the tenant. The Redondo Beach Housing Authority administers the Housing Choice Voucher

program. The Redondo Beach Housing Authority provides rental subsidies to approximately 437 Voucher Program participants each month. As of 2020, there are currently 4,500 households on the waiting list.

2021-2029 Objectives and Timeframe:

- Continue to provide Housing Choice Voucher to extremely low and very low income households with the goal of increasing assistance to 633 households annually, consistent with the Housing Authority Five-Year Plan.
- Increase outreach and education on the State's new Source of Income protections as required by SB 329 and SB 222. Both bills require all landlords to accept Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH), and other forms of public assistance as legitimate sources of income for rent payments.
- By 2023, develop a fact sheet on Source of Income Protection to be included in ADU application packet, with the goal of facilitating the use of HCVs for 20 ADU units over eight years.
- Annually, evaluate payment standards to ensure that consideration is given regarding local market conditions and rent reasonableness in an effort to increase voucher utilization.

Responsible Agency: Redondo Beach Housing Authority
Funding Sources: Section 8 funds

Program 5: Response to Homelessness

The City of Redondo Beach started a Response to Homelessness Pilot Program, approved by the Mayor and City Council, in June of 2019 as an enhanced response to the impact of homelessness, not only on people experiencing homeless, but also on residents and the community.

Homeless defendants represent a significant portion of criminal cases that the City prosecutor's office handles. Previous efforts had primarily focused on offering needed services to the homeless and providing a path forward out of homelessness. The pilot program included both a focus on the impact on residents and the local community, as well as making it easier for the homeless to accept the offered services and incentivizing them to do so. Essentially, the message has been if a misdemeanant defendant is willing to accept services and work with either PATH or the City's housing navigator (with Harbor Interfaith Services), then their cases will be diverted and potentially dismissed.

In 2020 the City decided to continue and expanded the Response to Homelessness Program. One new branch of the Response to Homelessness Program is the Housing Initiative Court, known as Redondo Beach's Homeless Court. This provides a local venue for addressing court cases related to those experiencing homelessness, to reduce the burden of transportation access to those defendants.

Another branch of the Response to Homelessness Program has been bridge housing. Bridge housing brings stabilization to people experiencing homelessness and helps them acclimate to a

more structured lifestyle that will allow them to take the necessary steps towards permanent housing.

One part of that bridge housing is the Pallet Shelter housing that the City instituted in December of 2020. These Pallet Shelters are individual temporary homeless structures (15 structures total), currently located at 1521 Kingsdale Avenue in Redondo Beach on the lot where the City's Transit Center is being constructed in the northern part of the City. The Pallet Shelters were initially jointly funded for 6 months by the City of Redondo Beach and the County using Community Development Block Grant funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

In addition to bridge housing, the City has officially supported the development of permanent supportive housing. The State of California established a program for funding for various housing projects through the Project Homekey program. Century Housing Corporation, a nonprofit housing development organization, is partnering with Los Angeles County as a co-applicant for funding to acquire and renovate a hotel site at 716 South Pacific Coast Highway in Redondo Beach for permanent supportive housing. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. The application was approved in early 2022. Acquisition and remodeling to be completed in 2022 to develop 20 units of affordable housing in the form of permanent supportive housing.

In April of 2021, the Redondo Beach Mayor and City Council voted to make the Response to Homelessness Program permanent, which includes key components such as the Housing Initiative Court and bridge housing like the Pallet Shelters. The approval also included funding for an additional housing navigator. The expectation is to keep the program under the administration of the City Attorney's Office for at least three years,

In addition, the City will continue to support and assist agencies that provide services for the homeless and persons with special needs. Specifically, the City has utilized CDBG funds for a range of services that benefit primarily extremely low and very low income households. These include:

- 1736 Family Crisis Center: Counseling for residents at risk of becoming homeless.
- First United Methodist Church Shared Bread Program: Meals, clothing, and hygienic supplies for the homeless.
- Salvation Army Meals on Wheels: Home delivered meals to seniors.
- St. Paul's United Methodist Church (Project Need): Meals and food pantry programs to assist the homeless.

2021-2029 Objectives and Timeframe:

- Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.
- Before April 2024, evaluate the need and financial feasibility of continuing the Responses to Homelessness program.

Responsible Agency: Community Services Department
Funding Sources: CDBG funds

Program 6: Affordable Housing Development

The City utilizes a variety of incentives to facilitate affordable housing development, including:

- Density bonuses;
- Deferral of development fees until the issuance of Certificates of Occupancy;
- Waiver of Quimby fees for affordable housing development;
- Additional fee subsidies, as funding permits;
- Expedited review; and
- Senior Housing Ordinance.

2021-2029 Objectives and Timeframe:

- Continue to promote the availability of incentives for affordable housing development on the City website with the goal of facilitating the development of 100 lower income units over eight years.
- At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Coordinate discussions between affordable housing developers and church properties to promote affordable housing onsite. Support funding applications for projects that include a portion of the units as housing affordable to extremely low income households, especially those with special housing needs (such as seniors and persons with disabilities, including those with developmental disabilities), provided that the proposed projects are consistent with the City's General Plan and applicable specific plans.
- Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development. Annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.
- Facilitate the development of 300 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms. Target affordable housing in Census Tracts impacted by high displacement risks and cost burden.
- By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO) Lodging as appropriate. Identify potential motels for

conversion and outreach to developers with the goal of achieving two projects over eight years.

- Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.)
- By the end of 2023, create procedure aligned with Inclusionary Housing ordinance implementation to expedite review of housing projects that include at least 20 percent of the units as affordable to lower income households, including projects that have lot splits and lot consolidations that include at least 20 percent of the units as affordable to lower income households.

Responsible Agency: Community Development Department
Funding Sources: State and federal funds as available

Program 7: Green Task Force

The Green Task Force's Sustainable City Plan includes the following housing and building related recommendations:

- Green Building Incentives: Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.
- Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.
- LEED Standards: Adopt LEED standards for all city buildings.
- Ordinance Update: Review and update ordinances to support LEED compliant measures.
- Staff Training: Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.
- Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents - homeowners, developers, builders, Chamber of Commerce, regional networks, etc.

2021-2029 Objectives and Timeframe:

- Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed use developments.

Responsible Agency: City Council; Green Task Force; Community Services Department
Funding Sources: General funds

C. Provide Adequate Housing Sites

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites that can facilitate the development of all types, sizes and prices of housing. Households of different ages, types, incomes, and lifestyles have different housing needs and preferences that evolve over time and in response to changing life circumstances.

Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Redondo Beach General Plan and Zoning Ordinance establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

GOAL 3.0 **Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.**

Policy 3.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy 3.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Policy 3.3 Encourage transit-oriented developments near the Green Line station as a means of providing workforce housing, promoting use of public transit, and reducing energy consumption.

Policy 3.4 Encourage compatible residential development in areas with recyclable or underutilized land.

Policy 3.5 Allow flexibility within the City's standards and regulations to encourage a variety of housing types.

Program 8: Residential Sites Inventory and Monitoring of No Net Loss

For the 6th cycle Housing Element, the City has been assigned a Regional Housing Needs Assessment (RHNA) of 2,490 units (936 very low income, 508 low income, 490 moderate income, and 556 above moderate income units). The City adopted an updated General Plan Land Use Element and Zoning Ordinance amendments implementing the housing sites and programs in November 2024. Additionally on November 5, 2024, Redondo Beach residents passed a Ballot Measure that amended the "Exceptions" provisions of Measure DD and removed the requirement for an election for any amendments to the City's zoning ordinance or zoning ordinance for the coastal zone that implements a program in the City's General plan housing element. The amendment further states that, "… an action required to meet the City's obligation to accommodate its Regional Housing Needs Assessment ("RHNA") allocation", is exempt from Measure DD requirements.

As of January 2022, the City has entitled 471 units and anticipates permitting 240 ADUs over eight years. Additional projects approved and under review will provide another 605 units, including 73 lower income units). The City's progress in residential development leaves a remaining RHNA of 1,798 units (904 very low income, 418 low income, and 476 moderate income). The City has fully accommodated its above moderate income RHNA with entitled, approved, and processing projects.

To accommodate the remaining RHNA and to provide for a buffer for No Net Loss, the City has identified potential capacity for 1,011 units (16 lower income, 611 moderate income, and 384 above moderate income) on vacant/nonvacant sites in areas where the current land use designations would remain. In addition, potential capacity for 1,776 units (1,442 lower income, 72 moderate income, and 262 above moderate income units) could be accommodated on vacant/nonvacant sites in areas with new General Plan land use designations (primarily through the new Very High Density Multi-Family Residential – RVH, Mixed Use (Housing Required) – MU-H, and Mixed Use Transit Center (Housing Required) – MU-TCH) that could accommodate residential development. Table H-43 on page 99 outlines the designations and summary of estimated capacity on vacant/nonvacant sites in those proposed designations.

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element sites inventory (must be implemented immediately);
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and
- Acknowledge projects may not be denied solely because No Net Loss would require rezoning.

2021-2029 Objectives and Timeframe:

- Amend the Updated Land Use Plan to provide increased residential development capacity by March 2026. Specifically, ensure that the updated General Plan offers adequate capacity for at least 1,924 units, with 1,395 lower income units to be accommodated through RVH, MU-H, and MU-TCH that establish a minimum density of 20 units per acre and maximum densities that range from 65 units per acre for 190th Street, South of Transit Center, Kingsdale, and FedEx properties, to 80 units per acre for South Bay Market Place. Specifically, the RHNA sites will meet the following criteria:

- Permit owner-occupied and rental multi-family use by right for developments in which 20 percent or more of the units are affordable to lower income households (see Program 9).
- Accommodate a minimum of 16 units per site (see Program 11 for facilitating lot consolidation of smaller parcels into sites of at least 0.5 acre).
- Require a minimum density of 20 units per acre.
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low income housing need, if those sites allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.

- Amend the Zoning Ordinance by May 2026. Specifically for South of Transit Center, South Bay Marketplace Residential, and FedEx, establish development standards and regulations that would facilitate a combination of different scenarios to allow achievement of the anticipated number of units:
  - Tear down and redevelopment;
  - Develop the surface parking space while leaving the existing uses intact;
  - Cluster density on portions of the site; and/or
  - Reconfigure the existing structures and expand with residential uses.

  Specifically, policies and zoning development standards will be developed to facilitate:

  - Subdividing, if necessary, of the parking areas as developable parcels
  - Clustering of densities on portions of the parking areas
  - Shared access to existing structures to allow existing uses to remain while the parking areas are being redeveloped
- Amend, if necessary, the Harbor/Civic Center Specific Plan by November 2023 to ensure consistency in allowable density in the RH properties (increasing from 28 du/ac to 30 du/ac).
- Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category. This will include monitoring development in multi-family zones. If multi-family properties are developed with single-family use (as currently permitted by the Zoning Ordinance) to the extent that would jeopardize the City's ability in meeting its RHNA, the City will implement mitigation measures.
- Annually monitor the progress and affordability of pipeline projects (Table H-42) for likelihood of development in the planning period. If pipeline projects are not progressing as assumed, the City will complete alternative actions, as appropriate, within 6 months, including but not limited to additional incentives, priority processing and rezoning additional sites at appropriate densities.

- Provide information on available sites and development incentives to interested developers and property owners on City website. Target affordable housing development in areas with high displacement risks and high cost burden.
- Because rezoning even for No Net Loss requirement is subject to voter approval, the City will monitor and anticipate any No Net Loss with a trend projection at least two years in advance to anticipate shortfall in sites and ensure adherence to the 180-day requirement.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 9: By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that meet the following:

- Reusing of nonvacant sites previously identified in the 5th cycle Housing Element (see Appendix B).
- Rezoning of sites where the rezoning occurs past the October 15, 2021 statutory deadline.

By-right means that the City review must not require conditional use permit, planned unit development permit, or other discretionary review or approval.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to provide by-right approval pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 10: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to address replacement requirement pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 11: Small Lot Development/Lot Consolidation

This residential sites inventory for the 6th cycle RHNA focuses primarily on sites that are larger than 0.5 acres (see Appendix B). However, some parcels are small and owned by individual owners. Given the City's highly urbanized character, small infill projects would be an appropriate and feasible development pattern to accommodate these housing units in the community, as demonstrated by the City's current trend. The City will develop appropriate incentives and development standards to facilitate lot consolidation for affordable housing development.

2021-2029 Objectives and Timeframe:

- By October 2022, develop appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development and lot consolidation for affordable housing development. Incentives for lot consolidation may include:
    - Over the counter lot line adjustments if not combined with other applications; concurrent review if combined with other applications
    - Expedited review process
    - Deferral or waiver of fees for affordable housing project
    - Lot consolidation bonus (potentially in density, setbacks, or other incentives)
- Ongoing outreach to property owners regarding lot consolidation incentives. Engage the Waterfront and Economic Development Department to facilitate communications among property owners and interested developers for lot consolidation potential and/or packaging parcels for redevelopment.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 12: Accessory Dwelling Units (ADUs)

The City is in the process of updating the existing Residential Design Guidelines to include Accessory Dwelling Units. The guidelines were adopted by the City of Redondo Beach on October 7, 2003. The design guidelines are intended to inform the public about development opportunities within the residential zones, including both single and multi-family structures. The update will also include the R-1A residential zone which was not included in the original document.

With the addition of ADUs and the R-1A Zone to the guidelines, the document will span the breadth of residential infill opportunities available within the City. With this update, owners in all residential zones will have a better understanding regarding the development potential of their properties. The guidelines will also include design templates for ADU configurations that are approvable by-right, subject to the existing conditions of the lot.

As a part of this exercise, new handout sheets will be created for easy application of the standards. By better informing the public, ADU applicants will have the tools to submit a successful application, thus reducing administrative review time. It is estimated that the ADU guidelines will reduce Planning review time in half from 8 weeks down to 4 weeks. Conversely,

the City expects that permitting will double from 20-30 permits issued in 2019 and 2020 to an estimated 35-50 permits after the guidelines are updated.

The City received an SB-2 Grant award from the State HCD for this work, and the deadline for completion is December 2022. The City awarded the contract for the consultant to prepare the design guidelines in June 2021 and the work is underway.

2021-2029 Objectives and Timeframe:

- Facilitate the development of 240 ADUs over eight years.
- Update the Residential Design Guidelines (with ADU pre-approved plans) and develop handout materials and application form for ADU by December 2022.
- In 2023, develop mechanisms to facilitate ADUs, especially ADUs that may be deed restricted as affordable housing. These may include reduced fees, rehabilitation assistance, or relaxed development standards as feasible and appropriate in exchange for affordability.
- In 2023, develop a fact sheet on fair housing rights (including Source of Income protection) to facilitate the use of HCVs for ADUs, with the goal of placing 20 HCV holders in 20 ADUs over eight years.
- In 2025, monitor the ADU development trend to ensure the City is meeting its projection goal. If necessary, the City will make adjustment to its incentives for ADU construction.

Responsible Agency: Community Development Department

Funding Sources: SB-2

D. Remove Governmental Constraints

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

GOAL 4.0 Mitigate any potential governmental constraints to housing production and affordability.

Policy 4.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing, particularly housing for lower and moderate income households and for persons with special needs.

Policy 4.2 Ensure that water and sewer service providers prioritize service allocations to affordable housing projects, pursuant to State law.

Program 13: Amendments to the Zoning Ordinance

The City will be updating its Zoning Ordinance to implement the new General Plan. As part of that Zoning Ordinance update, the following topics will be addressed:

Density Bonus: The State density bonus law has been amended numerous times in recent years, including the following:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

Transitional and Supportive Housing (SB 2, SB 745, and AB 2162): Pursuant to SB 2 and SB 745, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City will amend the Zoning Ordinance to define transitional and supportive housing pursuant to California Government Code Sections 65582(f),(g), and (h) and to permit transitional and supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

AB 2162 requires that permanent supportive housing project of up to 50 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area for supportive services. The bills also prohibit minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Emergency Shelters (AB 139): This bill requires local jurisdictions to amend its zoning provisions for emergency shelters, establishing parking requirements based on staffing level only.

Low Barrier Navigation Center (AB 101): This bill requires local jurisdictions etablish provisions for Low Barrier Navigation Centers (LBNC) as development by right in areas zoned for nonresidential zones (including mixed use zones as required by law) permitting multi-family uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

Affordable Housing Streamlined Approval (SB 35): The City will establish a streamlined, ministerial review process for qualifying multi-family residential projects.

Single Room Occupancy (SRO) Housing: The Redondo Beach Zoning Ordinance does not contain specific provisions for SRO units. The Zoning Ordinance is in the process of being amended to specifically address the provision of SRO units as a conditionally permitted use in the C-4 zone outside the Coastal Zone.

Employee Housing: The City will amend the Zoning Ordinance to address the provision of employee housing for six or fewer employees as a regular residential use.

Reasonable Accommodation: The City of Redondo Beach does not currently have a formal ministerial process for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in the City. Decisions are currently made on a case-by-case basis.

The City will amend the Zoning Ordinance to provide a formal process for providing reasonable accommodation to persons with disabilities. The process will be available to a person, a business, or organization making a written request for reasonable accommodation in the application of land use or zoning provisions in order to facilitate the development of housing for persons with disabilities. The request will be reviewed and determined by the Community Development Director or his designee.

Definition of Family: The City's Zoning Ordinance contains a definition of family that may be considered restrictive. The City will amend the Ordinance to either remove the definition or adopt an inclusive definition that complies with State and Federal fair housing laws.

Parking Requirements: The City requires two parking spaces per unit regardless of unit size. This parking requirement can potentially discourage the development of small units. The City will address the parking requirements as part of the City's General Plan Land Use Element update. The City will amend the parking standards to reduce the burden on multi-family residential development, including adjusting the number and type of parking spaces required.

Unlicensed Group Homes: Not all residential care facilities/group homes are required to be licensed by the State Department of Social Services. The City will address assess the types of housing that may fall into this category and as part of the comprehensive Zoning Ordinance update, address the provision of group homes that are not required to be licensed.

Conditional Use Permit: Currently, multi-family development of four or more units requires the approval of a Conditional Use Permit (CUP). This CUP requirement potentially adds time and uncertainty to multi-family development. The City will revise its CUP requirement for multi-family development with the following changes:

- Raise the threshold of administrative review to multi-family development up to 15 units (consistent with the inclusionary housing threshold as proposed).
- For projects above 15 units, utilize a development review process that focuses on site plan and design reviews by the Planning Commission.

2021-2029 Objectives and Timeframe:

- Complete Zoning Ordinance amendments outlined above to expand the variety of housing types and remove governmental constraints according to the following priority:
    - By the end of 2022:
        - Density Bonus
        - Transitional and Supportive Housing
        - Emergency Shelter
        - Low Barrier Navigation Center
        - Employee Housing
        - Reasonable Accommodation
        - Definition of Family
    - By November 2023 as part of the Zoning Ordinance update to implement the updated General Plan.
        - Affordable Housing Streamlined Approval
        - Single Room Occupancy Housing
        - Parking Requirements
        - Unlicensed Group Homes
        - Conditional Use Permit
- Annually review the Zoning Ordinance for compliance with State law and to identify potential constraints and amend the Zoning Ordinance as necessary.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 14: Objective Design Standards

The City is in the process of updating the existing Residential Design Guidelines with objective design standards and to inform the public about development opportunities within the residential zones, including both single and multi-family structures.

2021-2029 Objectives and Timeframe:

- Develop objective design standards through the Residential Design Guidelines update by the end of 2022.
- Develop objective design standards for the four Residential Overlay districts (North Kingsdale, North Tech, 190th Street, and Industrial Flex-South of Transit Center, South Bay Marketplace, and FedEx) by October 15, 2024. The standards must accommodate development at the maximum densities allowed in each district without assuming the use of concessions, incentives, or waivers allowed pursuant to State Density Bonus Law.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)

On November 5, 2024, Redondo Beach residents passed a Ballot Measure that amended the "Exceptions" provisions of Measure DD and removed the requirement for an election for any amendments to the City's zoning ordinance or zoning ordinance for the coastal zone that implements a program in the City's General plan housing element. The amendment further states that, "… an action required to meet the City's obligation to accommodate its Regional Housing Needs Assessment ("RHNA") allocation", is exempt from Measure DD requirements.

2021-2029 Objectives and Timeframe:

- Given the statutory requirement to encourage a variety of housing type, the City will continue its outreach and education to help the community understand the importance of the General Plan update in compliance with State law and the consequence of noncompliance.
- Continue to implement the housing programs in this 2021-2029 Housing Element to provide affordable housing opportunities and to affirmatively further fair housing.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

Program 16: Fee Schedule

Currently, the City's residential development fee schedule (including building permit and planning fees) results in higher per-unit fees for multi-family housing than single-family housing.

2021-2029 Objectives and Timeframe:

- Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.) The goal is to facilitate the development of 100 lower income units with fee waivers over eight years.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

Program 17: Redondo Beach Unified School District (RBUSD) Coordination

The City's Land Use Plan update, which includes the introduction of the various Residential Overlays as a strategy for facilitating future residential growth, will result in additional student enrollment.

In May 2022, the City outreached to the School District. In 2007 the school district had over 8,000 student population that grew to 10,000 by 2018. Between 2010 and 2018 through general obligation bonds the School District incorporated more classrooms throughout the District. Since then, the student population has actually decreased to 9,450 in the primary grades. The RBUSD is challenged with decreased enrollment, so efforts to increase housing may help enrollment. The

District does have a "school of choices" policy that allows households to go to other schools within the district. The District is actually adding some preschool and specialized programs to address its excess capacity availability.

The District did note that although the developments near Galleria and Transit Center are walkable distances from the elementary and middle schools, walking and biking paths are important. The City is already working on improvements to bike and pedestrian connections in that area. Even the approvals for the South Bay Galleria redevelopment require that they provide pedestrian improvements and pay for feasibility analysis to extend the SCE ROW bike path to that site, which is adjacent to most of the residential overlays. According to Beach City Transit (BCT), high school students are the major public transit riders of BCT Line 102 to travel to and from Redondo Union High School. BCT Line 102 links north Redondo Beach from Marine Avenue (next to North Tech Residential Overlay), passes through South Bay Galleria, to south Redondo Beach to the pier.

In the area around North Tech, often parents in that area look to get into Manhattan Beach schools. Assistant Superintendent of the District confirmed the cross enrollment with other districts.

2021-2029 Objectives and Timeframe:

- Ongoing coordination with the RBUSD to facilitate communications concerning updates to the City's Land Use Plan and the matching of school facilities with student populations.
- Annual coordination with RBUSD regarding enrollment status and safe routes to school.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

E. Provide Equal Housing Opportunities

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons regardless of their special characteristics as protected under State and federal fair housing laws.

GOAL 5.0 Continue to promote equal housing opportunity in the City's housing market.

Policy 5.1 Provide fair housing services to Redondo Beach residents, landlords, and housing providers, and ensure that they are aware of their rights and responsibilities regarding fair housing.

Policy 5.2 Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.

Policy 5.3 Promote the provisions of disabled-accessible units and housing for mentally and physically disabled.

Program 18: Fair Housing Program

The City contracts with the Housing Rights Center to educate the public about fair housing laws and to investigate reported cases of housing discrimination. The Housing Rights Center (HRC) is a long-established organization, dedicated to promoting fair housing for all persons. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California and federal laws, as well as City ordinances. HRC has also established an effective and comprehensive outreach and education program. The organization develops and distributes written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. Additionally, HRC presents fair housing law workshops and programs to teach communities how to stop housing inequity and investigates housing discrimination complaints brought under both State and Federal fair housing laws.

The City will proactively conduct outreach and education about fair housing rights and responsibilities, promote housing opportunities and resources, and raise awareness of housing issues and trends in the community through its quarterly newsletter. The newsletter is currently sent to 15,000 email subscribers that include City households and people who utilize the City's regional facilities such as Seaside Lagoon, Redondo Beach Performing Arts Center, Wilderness Park, and public libraries. The users of regional facilities typically come from the South Bay region and therefore represent a broad spectrum of residents in the region. To expand subscription to the email newsletter, the City will promote how to subscribe to the newsletter beginning Fall 2022 at regional facilities, community centers, public libraries, and City Hall, as well as on City website. In addition to the newsletter, beginning in 2023, the City will advertise semi-annually in both the local Easy Reader and the broader-reaching Daily Breeze newspapers, providing a synopsis of the newsletter articles and providing information as to how the reader can subscribe to the newsletter going forward. The Easy Reader is a weekly publication available in Redondo Beach, Hermosa Beach, Manhattan Beach, and surrounding areas. The Daily Breeze is a 57,000-circulation daily newspaper serving South Bay and Harbor Area of Los Angeles County.

To affirmatively furthering fair housing, the City will undertake a series of actions to facilitate a variety of housing opportunities to accommodate the diverse needs of the community. Actions to affirmatively furthering fair housing are summarized in Table H-44.

2021-2029 Objectives and Timeframe:

- Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services.
- Promote fair housing awareness in City's quarterly newsletter and website.

Responsible Agency: Housing Rights Center (or other contracted service providers)
Funding Sources: CDBG funds

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
Insufficient and Inaccessible Outreach and Enforcement	• Lack of a variety of inputs media (e.g., meetings, surveys, interviews) • Lack of accessibility to draft documents • Lack of digital access • Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures) • Lack of local public fair housing enforcement	Beginning with the FY 2022 program year, redesign the scope of work for fair housing provider to: • Require evidence of effective outreach from the City's fair housing provider. City will require attendance reports to events from fair housing providers. Based on reports, work with fair housing provider on plan to increase attendance to outreach events. • Expand outreach and education to landlords on source of income discrimination and protection. Create an outreach plan by the end of 2022 to educate local landlords with at least one outreach event annually. • Beginning in 2023, the City will publish at least semi-annually on the Daily Breeze and Easy Reader, providing a synopsis of the newsletter articles and providing information as to how the reader can subscribe to the newsletter going forward. • Increase the number of persons outreached and number of fair housing inquiries by 20 percent over eight years through increased outreach activities by fair housing service providers, and City newsletter and social media announcements of fair housing resources and events. Annually, analysis geographic distribution of inquiries for targeting outreach. Beginning FY 2022, require City staff who provide housing related services to attend fair housing training at least every other year. Utilize multimedia outreach and make the following updates by the end of 2022: • Make information available to all on the City's website regarding community meetings and information on fair housing services. Through City promotion of fair housing resources (newsletter and social media), promote the availability of information on City website. Increase website hits

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
		by 20 percent and track website activities for types of information sought and if feasible by geographic location, to update website annually with relevant information to the public and to identify neighborhoods for targeted outreach efforts. • Provide all outreach and fair housing information in the two languages most spoken by City residents. • Survey residents for feedback on effective communication procedures and what is most beneficial for residents when it comes to outreach activities and accessing information.
Segregation and Integration	• Displacement of resident due to economic pressures • Location and type of affordable housing • Lack of supportive housing in community-based settings	Prioritize use of City grant funds to incentivize/partner with developers to pursue affordable housing citywide, with the goal of achieving 100 lower income and 100 moderate income units over eight years. Target affordable housing in census tracts impacted by high displacement risks and cost burden. In FY 2022/2023, amend fee schedule to waive fees for affordable units included as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.) (Program 16). The goal is to facilitate the development of 100 lower income units with fee waivers over eight years. Work with the City's Code Enforcement to develop a proactive enforcement program in 2023 that will: • Identify and target areas of concentrated rehabilitation needs • Assist in the repairs and mitigate potential costs associated with rehabilitation. Assist 80 lower income households with Mobility Access/Emergency Repairs over eight years. • Reduce the displacement of residents through rehabilitation. • Pursue funding at the State level to expand housing rehabilitation assistance. • Perform 2,000 building code enforcement inspections over eight years (250 inspections annually) and

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
		achieve 80 percent voluntary code compliance.
Disproportionate Housing Needs, Including Displacement Risks	• The availability of affordable units in a range of sizes • Displacement of residents due to economic pressures • Lack of private rental relief programs for people at risk of homelessness	Require a replacement requirement in transit corridors or on sites identified to accommodate the housing needs of lower income households starting in 2022. • If this proves to be unfeasible in the timeframe, on an annual basis thereafter, continue to assess a replacement requirement and give justification as to why it is or is not required. • Achieve no net loss of existing affordable housing due to redevelopment. Continue to enforce the City's condominium conversion restrictions. By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO) Lodging as appropriate, with the goal of achieving two projects over eight years. Continue to utilize the Artesia & Aviation Corridor Area Plan (AACAP) to assist small businesses. Continue to engage the Waterfront Economic Development division to assist local businesses to relocate within the City as residential or mixed use development occurs. Achieve no net loss of jobs due to redevelopment, with special emphasis on local businesses owned by persons of protected classes under State and Federal fair housing and equal opportunity laws. Encourage residents in neighborhoods with disproportionate housing needs to actively be involved in the City's decision-making process by advertising available opportunities on the City's website. Provide information on the City's website about these opportunities by the end of 2022, including participation in boards and commissions involved in neighborhood improvements: • Housing Authority • Planning Commission

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
		• Preservation Commission • Public Safety Commission • Public Works Commission • Recreation & Parks Commission • Youth Commission By the end of 2022, add a Diversity, Equity, and Inclusion (DEI) statement on the City's website regarding boards and commissions. Annually, confirm diversity of commission membership and make proactive efforts to reach out to potential applicants of protected classes as opportunities open up for new members. Ongoing encouragement of underrepresented groups to apply for openings at City boards and commissions. By 2025, measure the change in diversity in boards and commissions. If diversity rate has not increased, take proactive efforts to improve diversity within one year.
Mobility and Access to Opportunity	• Location and type of affordable housing • Lack of regional cooperation • Land use and zoning laws	Beginning in 2022, proactively outreach to the senior and disabled residents, through City quarterly newsletter to advertise the availability of assistance through the Mobility Access/Emergency Repair (Program 1) to benefit 80 households over eight years. Work with local jurisdictions and the City's Fair Housing provider to provide a regional affordable rental registry accessible on multiple platforms by the end of 2022. • If this proves to be unfeasible in the timeframe, work solely with the City's Fair Housing provider to update annually and provide an affordable rental registry for Redondo Beach residents. Facilitate regional housing mobility through the publicizing of housing resources and opportunities in the City's quarterly newsletter and advertising semi-annually in Easy Reader and Daily Breeze.The City's newsletter has registered recipients that extend beyond city residents, including participants/users who utilize the City's regional facilities such as Seaside Lagoon, Redondo Beach Performing Arts Center, Wilderness Park, and public libraries. The Easy Reader is a weekly

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
		publication available in Redondo Beach, Hermosa Beach, Manhattan Beach, and surrounding areas. The Daily Breeze is a daily newspaper serving South Bay and Harbor Area of Los Angeles County. Continue to engage with market-rate developers to include affordable units with the goal of creating 100 lower income and 100 moderate income units over eight years. By 2022, adopt an inclusionary housing program that will extend requirements to both ownership and rental housing. By 2023, create a fair housing fact sheet, focusing on SB 329 and SB 222 Source of Income protection. Include the fact sheet in City ADU application packet to inform the prohibition of rejecting potential tenants based on the use of public assistance such as Housing Choice Vouchers (Program 4) for housing payments. The goal is to increase the use of HCVs in single-family neighborhoods by 20 units over eight years.

F. Summary of Quantified Objectives

Table H-45: Summary of Quantified Objectives (2021-2029)						
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
New Construction	20	30	50	100	500	700
ADU Construction	5	36	103	14	82	240
Rehabilitation	0	40	40	0	0	80
Section 8	316	317	0	0	0	633
Preservation of At-Risk Units	10	30	30	0	0	70

Appendix A: Review of Past Accomplishments

The City's accomplishments in implementing the fifth cycle (2013-2021) Housing Element are summarized in this Appendix.

Effectiveness in Addressing Special Needs: With limited funding, the City had to discontinue its Deferred Payment Loan and Handyperson programs. Prior to its discontinuation, the Handyperson program benefitted many senior households. With limited, funding, the Mobility Access/Emergency Repair program is the only remaining rehabilitation assistance program offered by the City. This program primarily benefits seniors and disabled households. The City will pursue additional funding in the future to assist with housing rehabilitation.

The City also utilizes VASH vouchers to house veterans. CDBG funds are also used to assist the homeless. Specifically, the City partnered with the County of Los Angeles to set up a site for pallet shelters, with funding commitments to operate the shelters through June 2022 and an option to extend and expand the operation in the future.

Nevertheless, the extent of special needs in the City far exceeds the City's funding capacity. The City will continue to pursue additional funding opportunities in the upcoming years.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
GOAL 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.		
Program 1: Deferred Payment Loan Program	• Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and as appropriate apply for eligible programs. • As part of the City's Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program.	**Effectiveness:** Following the dissolution of redevelopment and annual funding reductions from HUD, the City no longer offers deferred loans. There are a number of active loans from the Loan Program ongoing and as those properties are involved in transactions, the loans are repaid to the City. However, these repayments are not adequate to sustain a viable program. **Continued Appropriateness:** The City will pursue other funding sources for this activity for housing rehabilitation assistance.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
Program 2: Handyperson Program	• Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and apply for eligible programs. • As part of the City's Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program.	**Effectiveness:** The City refers handyperson inquiries to local social service and faith-based organizations that periodically provide support to qualifying households in need. The City continues to provide services under the Mobility Access and Emergency Repair Program. **Continued Appropriateness:** The City will pursue other funding sources for this activity for housing rehabilitation assistance.
Program 3: Mobility Access/Emergency Repair Program	• Provide services to 10 1ower income (including extremely low income) Redondo Beach homeowners each year for a total of 60 households (15 households annually). • Promote program to residents through brochures at public counters and information on City website	**Effectiveness:** During the 2013-2021 Housing Element period, the City to date has successfully provided assistance to approximately 70 very low- and low-income households under the Mobility Access/Emergency Repair Program using CDBG funds. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.
Program 4: Preservation of Affordable Housing at Risk of Converting to Market Rate	• Monitor the status of Seaside Villa and Heritage Pointe annually. • Ensure residents are notified by the property owner once a Notice of Intent to opt out of the Section 8 contract is filed. • Contact nonprofit developers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of the Section 8 contract is filed. • Support funding applications by qualified nonprofit developers to pursue funding at the State and federal levels for preserving existing affordable housing.	**Effectiveness:** Opting out of the Section 8 program requires a three-year notice to the tenants. Seaside Villa has opted to enter into a new 5-year contract with HUD for their continued participation in the HUD funded Section 8 program. However, two projects that had affordability covenants due to density bonus and development agreements are no longer deed restricted as affordable housing. **Continued Appropriateness:** The City will continue to facilitate the preservation of at-risk housing. This program is updated and included in the 2021-2029 Housing Element.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
GOAL 2.0: Assist in the provision of housing that meet the needs of all economic segments of the community.		
Program 5: Section 8 Housing Choice Voucher Program	• Continue to provide Section 8 vouchers to approximately 467 extremely low and very low income households annually. • Petition to HUD for additional funding to assist an increased number of households. • Promote program to property owners/landlords to accept Section 8 vouchers.	**Effectiveness:** The Redondo Beach Housing Authority (RBHA) provides rental subsidies to 437 Section 8 Voucher Program participants each month. The current goal as outlined in the RBHA's 5 year and 1-year agency plans is to provide assistance to 633 families. As of 2020, there are nearly 4,506 households on the waiting list. **Continued Appropriateness:** This program remains an important resource for extremely low and very low income households and is included in the 2021-2029 Housing Element Update.
Program 6: Services for the Homeless	• Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.	**Effectiveness:** The City continues to utilize CDBG funds to support homeless shelters and provide homeless services. Specifically, the City has provided CDBG funds for the following organizations: Shared Bread and St. Paul's United Methodist Church. Additionally, beginning in 2016, the City initiated a contract with People Assisting The Homeless (PATH) to provide coordinated entry services to those individuals experiencing homelessness and or facing the possibility of homelessness. Redondo Beach is working with HUD-VASH (Housing and Urban Development and Veterans Affairs Supportive Housing) to find permanent housing for homeless veterans. Redondo Beach Housing Authority has a total of 23 veterans housed in Redondo Beach under the HUD-VASH program. The goal of the RBHA is to utilize all 40 VASH vouchers allocated to the City. The City also recently approved, 11/10/20, "Pallet Shelter

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		Transitional Housing" at a location near the Galleria to support the local homeless population. Funding was provided from a combination of Federal, County, and local resources. **Continued Appropriateness:** This program is included in the 2021-2029 Housing Element Update.
Program 7: Affordable Housing Development	• Continue to promote the availability of incentives for affordable housing development on the City website. • At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. • Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development in conjunction with mixed use development on Galleria and Green Line station sites.	**Effectiveness:** The City continues to monitor affordable housing development funding through the State Cap and Trade program. The Galleria, a Commercial-Retail/Hotel/Office and Residential Mixed Use Project included the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted has been approved on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be "very low or low income". **Continued Appropriateness:** The City will continue to offer incentives for affordable housing. This program is included in the 2021-2029 Housing Element Update.
Program 8: Green Task Force	• Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed-use developments.	**Effectiveness:** As a result of its Green Task Force, and its Sustainable City Plan, the City continues to track towards the following housing and building recommendations: Sustainability: Added the following core value to its Strategic Plan:

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		"Environmental Responsibility. The City incorporates environmentally sustainable practices, policies, and programs and educate the public to preserve our quality of life for future generations." Support for RBUSD Environmental Programs: City staff conducts regular training programs w/Redondo Beach Unified School District (RBUSD) students on various environmental and sustainable programs regularly applied to development projects by the City. Fee Structure: The City Council approved Tier 1 & Tier 2 rebate programs. Public Education Program: Green Building consumer education materials are available at the Building counter and on the City's website. Historical Specimen Tree Protection: Existing code provides for applications to designate trees as historic landmarks. All trees with trunk sizes over 6" in diameter are eligible. High Profile City Projects: LED streetlight fixtures installation completed along Artesia Blvd., the Esplanade, and in Riviera Village. Renewable Energy Project Financing: The City Council adopted Resolution to participate in Los Angeles County AB-811 program. LEED Standards: North Branch Library certified as LEED Gold Building.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		Staff Training: Staff attended California Building Officials (CALBO) Green workshops. Integrated Bicycle Master Plan: On 5/21/13, the City Council approved a letter of agreement with LA Metro for the Bicycle Transportation Plan Implementation Project. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.
GOAL 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.		
Program 9: Residential Sites Inventory	• Maintain an inventory of adequate sites and provide sites information to interested developers • Update inventory annually to ensure adequate sites are available to accommodate the City's remaining RHNA.	**Effectiveness:** The City has continued to maintain its sites inventory that is adequate to accommodate its RHNA. Additional sites and capacity for the provision of affordable housing have been identified in order to accommodate the City's recently 6th cycle RHNA. **Continued Appropriateness:** This program is included in the 2021-2029 Housing Element Update.
Program 10: Sites Inventory Monitoring for "No Net Loss"	• Develop evaluation procedure to implement Government Code section 65863 by July 1, 2014.	**Effectiveness:** The City has improved its GIS capability, allowing better correlation with residential sites inventory and building permit data. Additionally for all residential projects proposed for sites included on the City's existing sites inventory list, if the development does not include affordable housing and/or maximum allowable residential density and analysis is included that ensures RHNA capacity can still be accommodated on the remaining sites inventory.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		Continued Appropriateness: The City will continue to monitor its residential capacity. This program is included in the 2021-2029 Housing Element Update.
Program 11: Small Lot Development/Lot Consolidation	• Develop in 2018/2019 appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development particularly for MU zone properties. • Develop in 2018/2019 appropriate incentives, development standards, and review procedures to facilitate lot consolidation for affordable housing development.	**Effectiveness:** Developers in the City has been able to assemble properties for development and reach an average density that is approaching the maximum density. **Continued Appropriateness:** The City will continue to monitor its residential standards. This program is included in the 2021-2029 Housing Element Update.
Program 12: Mixed-Use Housing Development	• Continue marketing mixed use development and annually conduct marketing events.	**Effectiveness**: In 2011, the City amended the land use regulations and development standards related to building height, permitted uses and parking requirements within the Mixed Use (MU) and Regional Commercial (RC) zones. These amendments were intended to ensure that residential uses in the City's mixed use zones were not adversely impacted by adjacent commercial uses. Since 2014, the following mixed use developments have been developed or proposed in the City: <u>Legado Mixed Use Project</u> A 115-unit mixed use project has been approved at 1700 S. Pacific Coast Highway. This project is adjacent to Site #1 (Pacific Coast Highway Mixed Use) in the Residential Sites Inventory (discussed below). <u>219 Avenue I Mixed Use Project</u> A mixed use project consisting of 12 apartment units and 6,000 square feet of commercial development has

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		been approved on a property zoned MU-3C within the Coastal Zone. Two of the units will be set aside as affordable housing. The specific income level of the affordable units has not been determined. For purpose of this update, moderate income level is assumed. <u>Seabreeze Mixed Use Project</u> Similar to the Legado Project discussed above, is a 52-unit residential condominium project with approximately 10,000 square feet of commercial space, currently under construction and also demonstrates the feasibility of intensification along S. Pacific Coast Highway. <u>The Galleria Project:</u> This is a Commercial-Retail/Hotel/Office and Residential Mixed Use Project that includes the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted and was approved in 2019 on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be either "very low or low income". **Continued Appropriateness:** The Recommended Land Use Plan for the General Plan update emphasizes the increased residential development capacity.
Program 13: Transit-Oriented Development	• The City of Redondo Beach will be reviewing and refining the Model TOD Ordinance as part of their General Plan Land Use Element update.	**Effectiveness:** The City has reviewed zoning designations in proximity to the existing Green Line station at Marine Avenue and the future Green Line station planned near the Galleria development and is proposing to increase residential densities in these areas.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		Continued Appropriateness: The concept of TOD is incorporated into the City's Recommended Land Use Plan for the General Plan update.
GOAL 4.0: Mitigate any potential governmental constraints to housing production and affordability.		
Program 14: Amendments to the Zoning Ordinance	• Annually review the Zoning Ordinance to identify potential constraints and amend the Zoning Ordinance as necessary.	The City's Accessory Dwelling Units ordinance with updated in 2019 and again in 2020 to be consistent with recent changes in State Housing Law. Additionally the City adopted an Emergency Shelters Ordinance in 2017. Planned Zoning Ordinance Amendments to address/update specific provisions for Transitional Housing and Supportive Housing are forthcoming in conjunction with the Zoning Ordinance update to implement the updated General Plan. **Continued Appropriateness:** Additional amendments to the City's Zoning Ordinance are included in the 2021-2029 Housing Element Update.
Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)	• Annually review the level of development activities in high density residential and mixed use areas and ensure that there is an adequate supply of sites to accommodate the RHNA. • On November 5, 2024, Redondo Beach residents passed a Ballot Measure that amended the "Exceptions" provisions of Measure DD and removed the requirement for an election for any amendments to the City's zoning ordinance or zoning ordinance for the coastal zone that implements a program in the City's General plan housing element. The amendment further states that, "… an action required to meet the City's obligation to accommodate its Regional Housing Needs Assessment ("RHNA")	**Effectiveness:** There have not been any applications for rezoning where Measure DD has been triggered except for the provision/allowing a 98-Unit Assisted Living Facility on a property zoned P-CF. The subject property in this case was granted the zone change and the ballot measure passed. This facility has now been constructed and is fully operational. **Continued Appropriateness:** This program is included in the 2021-2029 Housing Element Update.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
	allocation", is exempt from Measure DD requirements.	
GOAL 5.0: Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, sex, marital status, familial status, national origin, ancestry, religion, sexual orientation, source of income or any other arbitrary factors.		
Program 16: Fair Housing Program	• Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services. • Promote fair housing awareness in City quarterly newsletter and website.	**Effectiveness:** As a CDBG entitlement jurisdiction, the City continues to utilize CDBG funds to support the Housing Rights Center which provides fair housing services for residents and landlords. Additionally, the City adopted a Resolution in late 2019 to effectively stay any evictions prior to the States enactment of Rent Control. **Continued Appropriateness:** This program is included in the 2021-2029 Housing Element Update.

Summary of Quantified Objectives and Accomplishments (2013-2021)						
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
Objectives						
New Construction	186	186	223	238	564	1,397
Rehabilitation	0	4	16	40	0	60
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
Accomplishments						
New Construction (Remaining RHNA)	0	2	40	2	515	559
Rehabilitation	30	30	10	0	0	70
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
Income distribution of rehabilitation accomplishments is estimate only as seniors and disabled are presumed to be very low income without the need for income verification under the CDBG program.						

Appendix B: Detailed Residential Sites Inventory

The detailed sites inventory for the 6th cycle RHNA is provided in this appendix. Table B-1 includes parcels that were not being re-designated with the exception of MU-3 becoming MU-2 with the General Plan update. Table B-2 are parcels that will be redesignated as a result of the General Plan and Zoning Code Amendments.

	Residential Recycling
	Church Properties
	MU-1
	MU-2
	RVH
	MU-TCH
	MU-H

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2608 HUNTINGTON LN	90278	4082006008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	1990
REDONDO BEACH	2217 WARFIELD AVE	90278	4150001028		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.86	1989
REDONDO BEACH	2231 WARFIELD AVE	90278	4150001036		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.55	1989
REDONDO BEACH	2012 WARFIELD AVE	90278	4150006006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.34	1990
REDONDO BEACH	2111 DUFOUR AVE	90278	4150007019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	1989
REDONDO BEACH	2123 DUFOUR AVE	90278	4150007025		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.57	1989
REDONDO BEACH	2228 WARFIELD AVE	90278	4150008002		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1988
REDONDO BEACH	2226 WARFIELD AVE	90278	4150008003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1988
REDONDO BEACH	2224 WARFIELD AVE	90278	4150008004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1988
REDONDO BEACH	2220 WARFIELD AVE	90278	4150008006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.73	1988
REDONDO BEACH	2217 DUFOUR AVE	90278	4150008027		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	1987
REDONDO BEACH	2219 DUFOUR AVE	90278	4150008028		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.37	1988
REDONDO BEACH	2225 DUFOUR AVE	90278	4150008031		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.62	1990
REDONDO BEACH	3401 VAIL AVE	90278	4150008035		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.44	1990
REDONDO BEACH	2227 DUFOUR AVE A	90278	4150008076		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.01	1989
REDONDO BEACH	2227 DUFOUR AVE B	90278	4150008077		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.14	1989
REDONDO BEACH	2206 WARFIELD AVE A	90278	4150008078		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.33	1989
REDONDO BEACH	2206 WARFIELD AVE B	90278	4150008079		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.31	1989
REDONDO BEACH	2104 DUFOUR AVE	90278	4150010010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.45	1989
REDONDO BEACH	2003 BATAAN RD	90278	4150011016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.38	1988
REDONDO BEACH	1909 FARRELL AVE	90278	4150013015		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.62	1981
REDONDO BEACH	1919 FARRELL AVE	90278	4150013020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.17	1984
REDONDO BEACH	2008 BATAAN RD	90278	4150014007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.34	1981
REDONDO BEACH	2015 FARRELL AVE	90278	4150014018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.98	1979
REDONDO BEACH	2110 BATAAN RD	90278	4150015007		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1981
REDONDO BEACH	2119 FARRELL AVE	90278	4150015073		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.39	1986
REDONDO BEACH	2228 BATAAN RD	90278	4150016002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1986
REDONDO BEACH	2220 BATAAN RD	90278	4150016006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1986
REDONDO BEACH	2216 BATAAN RD	90278	4150016008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.79	1986
REDONDO BEACH	2223 FARRELL AVE	90278	4150016028		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.85	1984
REDONDO BEACH	2227 FARRELL AVE	90278	4150016030		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	1984
REDONDO BEACH	3201 VAIL AVE	90278	4150016034		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1990
REDONDO BEACH	2230 BATAAN RD	90278	4150016035		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1990
REDONDO BEACH	2214 BATAAN RD	90278	4150016073		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1980
REDONDO BEACH	3107 RINDGE LN	90278	4150018004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.14	1980
REDONDO BEACH	2102 FARRELL AVE	90278	4150018011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.07	1978
REDONDO BEACH	2101 ERNEST AVE	90278	4150018013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	7.59	1978
REDONDO BEACH	2103 ERNEST AVE	90278	4150018014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.47	1978
REDONDO BEACH	2107 ERNEST AVE	90278	4150018016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.00	1978
REDONDO BEACH	2109 ERNEST AVE	90278	4150018018		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1978
REDONDO BEACH	2111 ERNEST AVE	90278	4150018019		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.63	1978
REDONDO BEACH	2115 ERNEST AVE	90278	4150018023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	1978
REDONDO BEACH	2016 FARRELL AVE	90278	4150019003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.42	1977
REDONDO BEACH	2012 FARRELL AVE	90278	4150019005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1977
REDONDO BEACH	2010 FARRELL AVE	90278	4150019006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1977
REDONDO BEACH	2003 ERNEST AVE	90278	4150019013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.21	1977
REDONDO BEACH	2005 ERNEST AVE	90278	4150019014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1980
REDONDO BEACH	2011 ERNEST AVE	90278	4150019017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.13	1980
REDONDO BEACH	2013 ERNEST AVE	90278	4150019018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.17	1980
REDONDO BEACH	2017 ERNEST AVE	90278	4150019020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.26	1980
REDONDO BEACH	2021 ERNEST AVE	90278	4150019022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	1980
REDONDO BEACH	2023 ERNEST AVE	90278	4150019023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.53	1980
REDONDO BEACH	1911 PERRY AVE	90278	4150021016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.01	1979
REDONDO BEACH	3006 AVIATION BLVD	90278	4150021021		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.36	1980
REDONDO BEACH	2014 ERNEST AVE	90278	4150022006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1976
REDONDO BEACH	2010 ERNEST AVE	90278	4150022008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.56	1976
REDONDO BEACH	2005 PERRY AVE	90278	4150022029		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1986
REDONDO BEACH	2112 ERNEST AVE	90278	4150023005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1978
REDONDO BEACH	2115 PLANT AVE	90278	4150026020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1969
REDONDO BEACH	2121 PLANT AVE	90278	4150026023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1969
REDONDO BEACH	2004 PERRY AVE	90278	4150027010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.79	1979
REDONDO BEACH	2002 PERRY AVE	90278	4150027011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.10	1979
REDONDO BEACH	2013 PLANT AVE	90278	4150027019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.71	1979
REDONDO BEACH	2012 PERRY AVE	90278	4150027030		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.41	1987
REDONDO BEACH	1907 ROBINSON ST	90278	4150029013		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.44	1978
REDONDO BEACH	1909 ROBINSON ST	90278	4150029014		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1978
REDONDO BEACH	2010 PLANT AVE	90278	4150030007		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1987
REDONDO BEACH	2011 ROBINSON ST	90278	4150030017		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1987
REDONDO BEACH	2013 ROBINSON ST	90278	4150030018		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1987
REDONDO BEACH	2106 PLANT AVE	90278	4150031009		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1984
REDONDO BEACH	2104 PLANT AVE	90278	4150031010		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1984
REDONDO BEACH	2102 PLANT AVE	90278	4150031011		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.38	1985
REDONDO BEACH	2107 ROBINSON ST	90278	4150031016		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1985
REDONDO BEACH	2109 ROBINSON ST	90278	4150031017		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.46	1985
REDONDO BEACH	2119 ROBINSON ST	90278	4150031022		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.92	1976
REDONDO BEACH	2220 PLANT AVE	90278	4150032006		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.38	1980
REDONDO BEACH	2206 PLANT AVE	90278	4150032013		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.68	1978
REDONDO BEACH	2219 ROBINSON ST	90278	4150032025		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.14	1978
REDONDO BEACH	2225 ROBINSON ST	90278	4150032028		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.62	1978
REDONDO BEACH	2215 ROBINSON ST	90278	4150032085		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.21	1982
REDONDO BEACH	2304 CURTIS AVE	90278	4153002005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1984
REDONDO BEACH	2301 VOORHEES AVE	90278	4153002008		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.00	1984
REDONDO BEACH	2307 VOORHEES AVE	90278	4153002011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1984
REDONDO BEACH	2301 CURTIS AVE	90278	4153002023		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1986
REDONDO BEACH	2305 CURTIS AVE	90278	4153002025		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	1986
REDONDO BEACH	2314 CURTIS AVE	90278	4153002031		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1986
REDONDO BEACH	2407 MACKAY LN	90278	4153002032		RL	R-2		14.5	0.20	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.69	1986
REDONDO BEACH	2309 VOORHEES AVE A	90278	4153002083		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1984
REDONDO BEACH	2309 VOORHEES AVE B	90278	4153002084		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1984

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2311 VOORHEES AVE A	90278	4153002085		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1984
REDONDO BEACH	2311 VOORHEES AVE B	90278	4153002086		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.73	1984
REDONDO BEACH	2305 NELSON AVE	90278	4153003011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.22	1984
REDONDO BEACH	2311 NELSON AVE	90278	4153003014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.32	1984
REDONDO BEACH	2314 VOORHEES AVE	90278	4153003017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1984
REDONDO BEACH	2308 VOORHEES AVE	90278	4153003020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.83	1984
REDONDO BEACH	2402 NELSON AVE	90278	4153006011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.18	1985
REDONDO BEACH	2400 NELSON AVE	90278	4153006012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.68	1985
REDONDO BEACH	2418 VOORHEES AVE	90278	4153008004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1977
REDONDO BEACH	2412 VOORHEES AVE	90278	4153008007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1977
REDONDO BEACH	2406 VOORHEES AVE	90278	4153008010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1977
REDONDO BEACH	2404 VOORHEES AVE	90278	4153008011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.91	1981
REDONDO BEACH	2411 RUHLAND AVE	90278	4153008018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1981
REDONDO BEACH	2415 RUHLAND AVE	90278	4153008020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.27	1981
REDONDO BEACH	2413 VOORHEES AVE	90278	4153009019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.95	1990
REDONDO BEACH	2415 VOORHEES AVE	90278	4153009020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.01	1977
REDONDO BEACH	2416 GATES AVE	90278	4153010004		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.71	1985
REDONDO BEACH	2402 GATES AVE	90278	4153010013		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.02	1980
REDONDO BEACH	2405 CURTIS AVE	90278	4153010026		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.17	1980
REDONDO BEACH	2423 CURTIS AVE	90278	4153010031		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			0	0	1	0.52	1979
REDONDO BEACH	2414 GRAHAM AVE	90278	4153011005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.13	1981
REDONDO BEACH	2502 GRAHAM AVE	90278	4153014006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1976
REDONDO BEACH	2500 GRAHAM AVE	90278	4153014007		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.17	1976
REDONDO BEACH	2502 CURTIS AVE	90278	4153016008		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.78	1976
REDONDO BEACH	2500 CURTIS AVE	90278	4153016009		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	1976
REDONDO BEACH	2500 VOORHEES AVE	90278	4153017009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	1978
REDONDO BEACH	1920 GRAHAM AVE	90278	4155005008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.48	1981
REDONDO BEACH	1910 GRAHAM AVE	90278	4155005012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.27	1986
REDONDO BEACH	1907 GATES AVE	90278	4155005020		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.86	1986
REDONDO BEACH	1913 GATES AVE	90278	4155005023		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.60	1987
REDONDO BEACH	2010 GRAHAM AVE	90278	4155006008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.78	1979
REDONDO BEACH	2004 GRAHAM AVE	90278	4155006011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.30	1979
REDONDO BEACH	2019 GATES AVE	90278	4155006023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.12	1979
REDONDO BEACH	2611 RINDGE LN	90278	4155007001		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.65	1979
REDONDO BEACH	2118 GRAHAM AVE	90278	4155007003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.03	1979
REDONDO BEACH	2114 GRAHAM AVE	90278	4155007005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.98	1986
REDONDO BEACH	2102 GRAHAM AVE	90278	4155007011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.45	1986
REDONDO BEACH	2100 GRAHAM AVE	90278	4155007012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1979
REDONDO BEACH	2106 GRAHAM AVE A	90278	4155007068		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1984
REDONDO BEACH	2106 GRAHAM AVE B	90278	4155007069		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.33	1979
REDONDO BEACH	2230 GRAHAM AVE	90278	4155008001		RL	R-2		14.5	0.20	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.31	1979
REDONDO BEACH	2224 GRAHAM AVE	90278	4155008004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.80	1980
REDONDO BEACH	2222 GRAHAM AVE	90278	4155008005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1980
REDONDO BEACH	2221 GATES AVE	90278	4155008026		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.68	1980
REDONDO BEACH	2223 GATES AVE	90278	4155008027		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1980
REDONDO BEACH	2204 GRAHAM AVE	90278	4155008033		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.82	1980
REDONDO BEACH	2207 GATES AVE B	90278	4155008097		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.97	1975
REDONDO BEACH	2216 GATES AVE	90278	4155009006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1975
REDONDO BEACH	2212 GATES AVE	90278	4155009008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.65	1975
REDONDO BEACH	2206 GATES AVE	90278	4155009011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.15	1978
REDONDO BEACH	2228 GATES AVE	90278	4155009033		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1984
REDONDO BEACH	2120 GATES AVE	90278	4155010002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.26	1984
REDONDO BEACH	2118 GATES AVE	90278	4155010003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1984
REDONDO BEACH	2110 GATES AVE	90278	4155010007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1984
REDONDO BEACH	2121 CURTIS AVE	90278	4155010022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1983
REDONDO BEACH	2108 GATES AVE A	90278	4155010058		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.18	1974
REDONDO BEACH	2108 GATES AVE B	90278	4155010059		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.18	1974
REDONDO BEACH	1923 CURTIS AVE	90278	4155012032		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.06	1975
REDONDO BEACH	1925 CURTIS AVE	90278	4155012033		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.35	1975
REDONDO BEACH	1927 CURTIS AVE	90278	4155012034		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.01	1975
REDONDO BEACH	1929 CURTIS AVE	90278	4155012035		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1975
REDONDO BEACH	1916 CURTIS AVE	90278	4155013011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.29	1981
REDONDO BEACH	1910 CURTIS AVE	90278	4155013014		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.18	1981
REDONDO BEACH	1919 VOORHEES AVE	90278	4155013030		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1981
REDONDO BEACH	2405 VAIL AVE	90278	4155016034		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	1989
REDONDO BEACH	2220 VOORHEES AVE	90278	4155017006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1987
REDONDO BEACH	2229 RUHLAND AVE	90278	4155017032		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.23	1987
REDONDO BEACH	2305 VAIL AVE	90278	4155017033		RL	R-2		14.5	0.20	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.94	1987
REDONDO BEACH	2104 VOORHEES AVE A	90278	4155018045		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.34	1989
REDONDO BEACH	2104 VOORHEES AVE B	90278	4155018046		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.34	1987
REDONDO BEACH	1917 RUHLAND AVE	90278	4155020026		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.22	1989
REDONDO BEACH	1930 RUHLAND AVE	90278	4155021003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.30	1990
REDONDO BEACH	1913 NELSON AVE	90278	4155021027		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1989
REDONDO BEACH	1929 NELSON AVE	90278	4155021035		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.01	1989
REDONDO BEACH	2222 RUHLAND AVE	90278	4155024005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.00	1988
REDONDO BEACH	2216 RUHLAND AVE	90278	4155024008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1985
REDONDO BEACH	2114 NELSON AVE	90278	4155026025		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			0	0	1	0.12	1990
REDONDO BEACH	1911 HUNTINGTON LN	90278	4156019018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.62	1989
REDONDO BEACH	1810 HUNTINGTON LN	90278	4156021008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.27	1988
REDONDO BEACH	1912 HUNTINGTON LN A	90278	4156022058		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.33	1920
REDONDO BEACH	1912 HUNTINGTON LN B	90278	4156022059		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.84	1920
REDONDO BEACH	2013 HARRIMAN LN	90278	4156023018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.53	1924
REDONDO BEACH	2019 HARRIMAN LN	90278	4156023021		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.56	1924
REDONDO BEACH	2115 HARRIMAN LN	90278	4156024020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.06	1958
REDONDO BEACH	2118 HARRIMAN LN	90278	4156025003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1968
REDONDO BEACH	2116 HARRIMAN LN	90278	4156025004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.83	1965
REDONDO BEACH	2106 HARRIMAN LN	90278	4156025009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1952
REDONDO BEACH	2100 HARRIMAN LN	90278	4156025012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.37	1959
REDONDO BEACH	2111 CLARK LN	90278	4156025018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.07	1960

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2104 HARRIMAN LN B	90278	4156025070		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.24	1990
REDONDO BEACH	2019 CLARK LN	90278	4156026022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.37	1978
REDONDO BEACH			4156026084		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.32	1963
REDONDO BEACH			4156026085		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.33	1963
REDONDO BEACH	1906 HARRIMAN LN	90278	4156027009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1963
REDONDO BEACH	1902 HARRIMAN LN	90278	4156027011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.01	1963
REDONDO BEACH	1900 HARRIMAN LN	90278	4156027012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1963
REDONDO BEACH	1901 CLARK LN	90278	4156027013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	1980
REDONDO BEACH	1913 CLARK LN	90278	4156027019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1963
REDONDO BEACH	1919 CLARK LN	90278	4156027022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.46	1963
REDONDO BEACH	1910 CLARK LN	90278	4156028007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.30	1963
REDONDO BEACH	2016 CLARK LN	90278	4156029004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.61	1963
REDONDO BEACH	2006 CLARK LN	90278	4156029009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.13	1963
REDONDO BEACH	2115 MARSHALLFIELD LN	90278	4156030020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.21	1963
REDONDO BEACH	2117 MARSHALLFIELD LN	90278	4156030021		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.31	1963
REDONDO BEACH	2121 MARSHALLFIELD LN	90278	4156030026		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.91	1963
REDONDO BEACH	2119 MARSHALLFIELD LN A	90278	4156030070		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.31	1978
REDONDO BEACH	2119 MARSHALLFIELD LN B	90278	4156030071		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.59	1980
REDONDO BEACH	2511 HUNTINGTON LN	90278	4157017017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1978
REDONDO BEACH	2403 HUNTINGTON LN	90278	4157018010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.66	1965
REDONDO BEACH	2307 HUNTINGTON LN	90278	4157019016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.44	1965
REDONDO BEACH	2309 HUNTINGTON LN	90278	4157019017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1965
REDONDO BEACH	2319 HUNTINGTON LN	90278	4157019022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.81	1965
REDONDO BEACH	2315 HUNTINGTON LN A	90278	4157019045		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1965
REDONDO BEACH	2315 HUNTINGTON LN B	90278	4157019046		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1965
REDONDO BEACH	2217 HUNTINGTON LN	90278	4157020022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	1968
REDONDO BEACH	2212 HUNTINGTON LN	90278	4157021005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1961
REDONDO BEACH	2205 HARRIMAN LN	90278	4157021013		RL	R-2		14.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.38	1971
REDONDO BEACH	2213 HARRIMAN LN	90278	4157021017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.34	1974
REDONDO BEACH	2217 HARRIMAN LN	90278	4157021019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.24	0
REDONDO BEACH	2223 HARRIMAN LN	90278	4157021022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.57	0
REDONDO BEACH	2207 HARRIMAN LN A	90278	4157021068		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.45	1968
REDONDO BEACH	2207 HARRIMAN LN B	90278	4157021069		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.50	1982
REDONDO BEACH	2314 HUNTINGTON LN	90278	4157022005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.08	1924
REDONDO BEACH	2306 HUNTINGTON LN	90278	4157022008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.36	1954
REDONDO BEACH	2301 HARRIMAN LN	90278	4157022012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1925
REDONDO BEACH	2313 HARRIMAN LN	90278	4157022018		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1920
REDONDO BEACH	2414 HUNTINGTON LN	90278	4157023005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1959
REDONDO BEACH	2410 HUNTINGTON LN A	90278	4157023067		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.43	1952
REDONDO BEACH	2410 HUNTINGTON LN B	90278	4157023068		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.23	1952
REDONDO BEACH	2420 HUNTINGTON LN	90278	4157023070		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1959
REDONDO BEACH	2501 HARRIMAN LN	90278	4157024013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.27	1958
REDONDO BEACH	2511 HARRIMAN LN	90278	4157024018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.53	1960
REDONDO BEACH	2518 HARRIMAN LN	90278	4157025003		RL	R-2		14.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.23	1962
REDONDO BEACH	2512 HARRIMAN LN	90278	4157025006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	1964
REDONDO BEACH	2516 HARRIMAN LN B	90278	4157025049		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1954
REDONDO BEACH	2412 HARRIMAN LN	90278	4157026006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.69	1958
REDONDO BEACH	2404 HARRIMAN LN	90278	4157026010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1954
REDONDO BEACH	2402 HARRIMAN LN	90278	4157026011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1955
REDONDO BEACH	2403 CLARK LN	90278	4157026014		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.65	1963
REDONDO BEACH	2310 HARRIMAN LN	90278	4157027007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.76	1959
REDONDO BEACH	2304 HARRIMAN LN	90278	4157027010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.29	1954
REDONDO BEACH	2321 CLARK LN	90278	4157027023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.53	1958
REDONDO BEACH	2315 CLARK LN A	90278	4157027060		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.34	1957
REDONDO BEACH	2315 CLARK LN B	90278	4157027061		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.86	1956
REDONDO BEACH	2309 CLARK LN A	90278	4157027063		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.47	1955
REDONDO BEACH	2309 CLARK LN B	90278	4157027064		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.51	1954
REDONDO BEACH	2208 HARRIMAN LN	90278	4157028008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	1952
REDONDO BEACH	2213 CLARK LN	90278	4157028019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.73	1949
REDONDO BEACH	2223 MARSHALLFIELD LN	90278	4157029021		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.09	1952
REDONDO BEACH	2316 CLARK LN	90278	4157030004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.34	1990
REDONDO BEACH	2306 CLARK LN	90278	4157030009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.63	1964
REDONDO BEACH	2302 CLARK LN	90278	4157030011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	0
REDONDO BEACH	2303 MARSHALLFIELD LN	90278	4157030014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.44	1980
REDONDO BEACH	2315 MARSHALLFIELD LN UNIT	90278	4157030020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.82	0
REDONDO BEACH	2408 CLARK LN	90278	4157031008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	2409 MARSHALLFIELD LN	90278	4157031017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.35	0
REDONDO BEACH	2419 MARSHALLFIELD LN	90278	4157031022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.50	0
REDONDO BEACH	2511 RIPLEY AVE	90278	4157032018		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	0
REDONDO BEACH	2309 PULLMAN LN	90278	4158001017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	5.57	0
REDONDO BEACH	2311 PULLMAN LN	90278	4158001018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	0
REDONDO BEACH	2402 MARSHALLFIELD LN	90278	4158003010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.35	0
REDONDO BEACH	2204 MARSHALLFIELD LN	90278	4159001010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.39	0
REDONDO BEACH	2203 PULLMAN LN	90278	4159001014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	0
REDONDO BEACH	2211 PULLMAN LN	90278	4159001018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	2102 MARSHALLFIELD LN	90278	4159002011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	0
REDONDO BEACH	2100 MARSHALLFIELD LN	90278	4159002012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.57	0
REDONDO BEACH	2013 PULLMAN LN	90278	4159003018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1911 PULLMAN LN	90278	4159004017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.52	0
REDONDO BEACH	1912 MARSHALLFIELD LN	90278	4159004076		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1911 BELMONT LN	90278	4159005018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.80	0
REDONDO BEACH	1905 BELMONT LN A	90278	4159005080		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.17	0
REDONDO BEACH	1905 BELMONT LN B	90278	4159005081		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.19	0
REDONDO BEACH	2016 PULLMAN LN	90278	4159006004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	0
REDONDO BEACH	2122 PULLMAN LN	90278	4159007001		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	0
REDONDO BEACH	2120 PULLMAN LN	90278	4159007002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.46	0
REDONDO BEACH	2108 PULLMAN LN	90278	4159007008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.36	0
REDONDO BEACH	1007 SLAUSON LN	90278	4159008002		RL	R-2		14.5	0.20	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.22	0
REDONDO BEACH	1011 SLAUSON LN	90278	4159008056		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.32	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2220 PULLMAN LN	90278	4159008057		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.36	0
REDONDO BEACH	2203 SPEYER LN	90278	4159009016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.12	0
REDONDO BEACH	2213 SPEYER LN A	90278	4159009040		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.30	0
REDONDO BEACH	2213 SPEYER LN B	90278	4159009041		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.28	0
REDONDO BEACH	2022 BELMONT LN	90278	4159011001		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.59	0
REDONDO BEACH	2006 BELMONT LN	90278	4159011009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.42	0
REDONDO BEACH	2004 BELMONT LN	90278	4159011010		RL	R-2		14.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.08	0
REDONDO BEACH	2001 SPEYER LN	90278	4159011013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.71	0
REDONDO BEACH	2007 SPEYER LN	90278	4159011016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.89	0
REDONDO BEACH	2003 SPEYER LN A	90278	4159011072		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.86	0
REDONDO BEACH	2003 SPEYER LN B	90278	4159011073		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.86	0
REDONDO BEACH	1922 BELMONT LN	90278	4159012001		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.80	0
REDONDO BEACH	1916 BELMONT LN	90278	4159012004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1914 BELMONT LN	90278	4159012005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	0
REDONDO BEACH	1906 BELMONT LN	90278	4159012009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.20	0
REDONDO BEACH	1909 SPEYER LN	90278	4159012018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.20	0
REDONDO BEACH	1906 SPEYER LN	90278	4159013009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1902 SPEYER LN	90278	4159013011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.31	0
REDONDO BEACH	808 FLAGLER LN	90278	4159013012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.81	0
REDONDO BEACH	2022 SPEYER LN	90278	4159014001		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	0
REDONDO BEACH	2003 MORGAN LN	90278	4159014014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.79	0
REDONDO BEACH	2005 MORGAN LN	90278	4159014015		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.59	0
REDONDO BEACH	2013 MORGAN LN	90278	4159014019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	2018 SPEYER LN A	90278	4159014070		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.33	0
REDONDO BEACH	2018 SPEYER LN B	90278	4159014071		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.89	0
REDONDO BEACH	2018 MORGAN LN	90278	4159016011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.42	0
REDONDO BEACH	2004 MORGAN LN	90278	4159016018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	0
REDONDO BEACH	2005 HAVEMEYER LN	90278	4159016024		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.42	0
REDONDO BEACH	2007 HAVEMEYER LN	90278	4159016025		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.54	0
REDONDO BEACH	2021 RIPLEY AVE	90278	4159016032		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	0
REDONDO BEACH	1920 MORGAN LN	90278	4159017002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.31	0
REDONDO BEACH	1913 HAVEMEYER LN	90278	4159017019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.73	0
REDONDO BEACH	1918 HAVEMEYER LN	90278	4159018003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	0
REDONDO BEACH	1914 HAVEMEYER LN	90278	4159018005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.56	0
REDONDO BEACH	1915 SPRECKELS LN	90278	4159018020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.74	0
REDONDO BEACH	1919 SPRECKELS LN	90278	4159018022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.29	0
REDONDO BEACH	1921 SPRECKELS LN	90278	4159018034		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.38	0
REDONDO BEACH	1802 SPEYER LN	90278	4160001011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	0
REDONDO BEACH	1807 MORGAN LN	90278	4160001019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	0
REDONDO BEACH	1819 MORGAN LN A	90278	4160001071		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.94	0
REDONDO BEACH	1819 MORGAN LN B	90278	4160001072		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.06	0
REDONDO BEACH	1820 MORGAN LN	90278	4160002002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.62	0
REDONDO BEACH	1822 HAVEMEYER LN	90278	4160002006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1816 SPRECKELS LN	90278	4160003004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.28	0
REDONDO BEACH	1821 ARMOUR LN	90278	4160003023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.16	0
REDONDO BEACH	1816 HARRIMAN LN	90278	4161001004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1812 HARRIMAN LN	90278	4161001006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.71	0
REDONDO BEACH	1808 HARRIMAN LN	90278	4161001008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.82	0
REDONDO BEACH	1806 HARRIMAN LN	90278	4161001009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	0
REDONDO BEACH	1811 CLARK LN	90278	4161001017		RL	R-2		14.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.15	0
REDONDO BEACH	1823 CLARK LN	90278	4161001023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.39	0
REDONDO BEACH	1806 CLARK LN	90278	4161002009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.37	0
REDONDO BEACH	1805 MARSHALLFIELD LN	90278	4161002015		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.19	0
REDONDO BEACH	1809 MARSHALLFIELD LN	90278	4161002018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1820 MARSHALLFIELD LN	90278	4161003003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.65	0
REDONDO BEACH	1806 MARSHALLFIELD LN	90278	4161003010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.33	0
REDONDO BEACH	1809 PULLMAN LN	90278	4161003019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	0
REDONDO BEACH	1818 PULLMAN LN	90278	4161004005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.50	0
REDONDO BEACH	1816 PULLMAN LN	90278	4161004006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.64	0
REDONDO BEACH	1803 BELMONT LN	90278	4161004015		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	0
REDONDO BEACH	1802 PULLMAN LN A	90278	4161004062		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.75	0
REDONDO BEACH	1802 PULLMAN LN B	90278	4161004063		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.33	0
REDONDO BEACH	1811 SPEYER LN	90278	4161005022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	0
REDONDO BEACH	1816 BELMONT LN	90278	4161005074		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1700 CLARK LN	90278	4161010011		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1716 CLARK LN	90278	4161010028		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1212 FORD AVE	90278	4161011017		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1711 CLARK LN	90278	4161011023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.41	0
REDONDO BEACH	1721 CLARK LN	90278	4161011028		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.54	0
REDONDO BEACH	1723 CLARK LN	90278	4161011029		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	603 ELVIRA AVE	90277	7508014014		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.30	0
REDONDO BEACH	605 ELVIRA AVE	90277	7508014015		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.71	0
REDONDO BEACH	607 ELVIRA AVE	90277	7508014016		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.48	0
REDONDO BEACH	611 ELVIRA AVE	90277	7508014018		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.58	0
REDONDO BEACH	613 ELVIRA AVE	90277	7508014019		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	707 ELVIRA AVE	90277	7508015021		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.66	0
REDONDO BEACH	715 ELVIRA AVE	90277	7508015025		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	717 ELVIRA AVE	90277	7508015026		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	719 ELVIRA AVE	90277	7508015027		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	316 TOPAZ ST	90277	7508015035		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.27	0
REDONDO BEACH	710 ELVIRA AVE	90277	7508016009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	704 ELVIRA AVE	90277	7508016012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.25	0
REDONDO BEACH	620 ELVIRA AVE	90277	7508017023		RL	R-2		14.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	0
REDONDO BEACH	626 ELVIRA AVE	90277	7508017025		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.52	0
REDONDO BEACH	628 ELVIRA AVE	90277	7508017026		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.58	0
REDONDO BEACH	2004 ERNEST AVE	90278	4150022011		RL	R-2		14.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.82	1976
REDONDO BEACH	2315 VOORHEES AVE	90278	4153002015		RL	R-2		14.5	0.22	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			2	2	1	0.38	1984
REDONDO BEACH	2407 CURTIS AVE	90278	4153010027		RL	R-2		14.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.11	1980
REDONDO BEACH	2501 CURTIS AVE	90278	4153015010		RL	R-2		14.5	0.23	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			2	2	1	0.16	1976

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	616 ELVIRA AVE	90277	7508017021		RL	R-2		14.5	0.25	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			2	2	1	0.58	0
REDONDO BEACH	1904 PERKINS LN	90278	4082001041		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2703 VANDERBILT LN	90278	4082001042		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	2723 GRANT AVE	90278	4082008013		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2721 CARNEGIE LN	90278	4082011042		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.87	0
REDONDO BEACH	2807 190TH ST	90278	4083016001		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2805 190TH ST	90278	4083016002		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.40	0
REDONDO BEACH	2783 190TH ST	90278	4083018008		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.41	0
REDONDO BEACH	2781 190TH ST	90278	4083018009		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.96	0
REDONDO BEACH	2779 190TH ST	90278	4083018010		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.84	0
REDONDO BEACH	2777 190TH ST	90278	4083018011		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2775 190TH ST	90278	4083018012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.16	0
REDONDO BEACH	2773 190TH ST	90278	4083018013		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2771 190TH ST	90278	4083018014		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	3507 VAIL AVE	90278	4150001038		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2220 MANHATTAN BEACH BLVI	90278	4150001043		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.37	0
REDONDO BEACH	2224 MANHATTAN BEACH BLVI	90278	4150001047		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.08	0
REDONDO BEACH	2218 MANHATTAN BEACH BLVI	90278	4150001048		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	2226 MANHATTAN BEACH BLVI	90278	4150001049		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.88	0
REDONDO BEACH	2105 MACKAY LN	90278	4153004024		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	2008 MACKAY LN	90278	4153005011		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.11	0
REDONDO BEACH	2519 GATES AVE	90278	4153014016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2521 CURTIS AVE	90278	4153015016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2505 FELTON LN	90278	4153015017		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.34	0
REDONDO BEACH	2523 CURTIS AVE	90278	4153015018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	2511 CURTIS AVE	90278	4153015020		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2520 CURTIS AVE	90278	4153016002		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2517 VOORHEES AVE	90278	4153016063		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	2622 MATHEWS AVE	90278	4153021001		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2107 PERKINS LN	90278	4153022002		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2620 NELSON AVE	90278	4153022003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	2621 MATHEWS AVE	90278	4153022021		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2103 PERKINS LN	90278	4153022023		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	0
REDONDO BEACH	2618 RUHLAND AVE	90278	4153023003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2616 RUHLAND AVE	90278	4153023004		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2614 RUHLAND AVE	90278	4153023005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2619 NELSON AVE	90278	4153023021		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2621 NELSON AVE	90278	4153023022		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2623 NELSON AVE	90278	4153023083		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.00	0
REDONDO BEACH	2203 PERKINS LN	90278	4153023084		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.25	0
REDONDO BEACH	2621 VOORHEES AVE	90278	4153025022		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.52	0
REDONDO BEACH	2623 VOORHEES AVE	90278	4153025023		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.12	0
REDONDO BEACH	2405 PERKINS LN	90278	4153025024		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2620 GRAHAM AVE	90278	4153027024		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2701 GATES AVE	90278	4153029006		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	2703 GATES AVE	90278	4153029007		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.32	0
REDONDO BEACH	2507 INGLEWOOD AVE	90278	4153030026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.40	0
REDONDO BEACH	2306 PERKINS LN	90278	4153031005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.12	0
REDONDO BEACH	2702 MATHEWS AVE	90278	4153032016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	2006 PERKINS LN	90278	4153032018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2706 MATHEWS AVE	90278	4153032027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.73	0
REDONDO BEACH	2706 NELSON AVE	90278	4153032056		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1904 GRAHAM AVE	90278	4155005015		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2600 AVIATION BLVD	90278	4155005019		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	1904 GATES AVE	90278	4155012018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	1901 CURTIS AVE	90278	4155012021		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.36	0
REDONDO BEACH	1903 CURTIS AVE	90278	4155012022		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1905 CURTIS AVE	90278	4155012023		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.54	0
REDONDO BEACH	1900 GATES AVE	90278	4155012039		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2410 AVIATION BLVD	90278	4155013017		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1904 CURTIS AVE	90278	4155013018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2408 AVIATION BLVD	90278	4155013019		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.09	0
REDONDO BEACH	2210 AVIATION WAY	90278	4155021016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	1904 RUHLAND AVE	90278	4155021017		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.40	0
REDONDO BEACH	2208 AVIATION WAY	90278	4155021018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.56	0
REDONDO BEACH	2105 GREEN LN	90278	4155028037		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2002 MATHEWS AVE	90278	4155030011		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.28	0
REDONDO BEACH	2121 ROCKEFELLER LN	90278	4156009023		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.68	0
REDONDO BEACH	2123 ROCKEFELLER LN	90278	4156009025		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	2100 CARNEGIE LN	90278	4156009030		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2101 ROCKEFELLER LN	90278	4156009032		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1705 GREEN LN	90278	4156011026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.65	0
REDONDO BEACH	1706 FLAGLER LN	90278	4156011034		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.37	0
REDONDO BEACH	1810 CARNEGIE LN	90278	4156012011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.00	0
REDONDO BEACH	1808 CARNEGIE LN	90278	4156012013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.86	0
REDONDO BEACH	1805 GRANT AVE	90278	4156013019		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.05	0
REDONDO BEACH	1607 FLAGLER LN	90278	4156013051		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.77	0
REDONDO BEACH	1604 FLAGLER LN	90278	4156014014		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.61	0
REDONDO BEACH	2102 ROCKEFELLER LN	90278	4156016025		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1606 BLOSSOM LN	90278	4156016026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.83	0
REDONDO BEACH	2100 ROCKEFELLER LN	90278	4156016027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1804 RINDGE LN	90278	4157005013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1802 RINDGE LN	90278	4157005014		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1805 SLAUSON LN	90278	4157005026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	2315 CARNEGIE LN	90278	4157006020		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	1806 PHELAN LN	90278	4157008011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.36	0
REDONDO BEACH	1804 PHELAN LN	90278	4157008013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1704 MACKAY LN	90278	4157010014		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.66	0
REDONDO BEACH	2202 CARNEGIE LN	90278	4157012011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2200 CARNEGIE LN	90278	4157012012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1706 RINDGE LN	90278	4157012013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	2420 ROCKEFELLER LN	90278	4157015002		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.29	0
REDONDO BEACH	1607 PHELAN LN	90278	4157015003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2218 GRANT AVE	90278	4157020003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	1205 LILIENTHAL LN	90278	4158004008		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1203 LILIENTHAL LN	90278	4158004009		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.38	0
REDONDO BEACH	1201 LILIENTHAL LN	90278	4158004010		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.72	0
REDONDO BEACH	2412 RIPLEY AVE	90278	4158004020		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	0
REDONDO BEACH	2421 IVES LN	90278	4158004031		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1105 LILIENTHAL LN	90278	4158004032		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.39	0
REDONDO BEACH	1101 LILIENTHAL LN	90278	4158004033		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	907 LILIENTHAL LN	90278	4158007002		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.75	0
REDONDO BEACH	2420 ALVORD LN A	90278	4158013050		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.32	0
REDONDO BEACH	2420 ALVORD LN B	90278	4158013051		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.23	0
REDONDO BEACH	2519 190TH ST	90278	4158016011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2517 190TH ST	90278	4158016012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.42	0
REDONDO BEACH	2515 190TH ST	90278	4158016013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.08	0
REDONDO BEACH	2511 190TH ST	90278	4158016015		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.34	0
REDONDO BEACH	2507 190TH ST	90278	4158016017		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	2505 190TH ST	90278	4158016018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	0
REDONDO BEACH	2503 190TH ST	90278	4158016019		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2501 190TH ST	90278	4158016020		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2607 190TH ST	90278	4158017012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.33	0
REDONDO BEACH	2605 190TH ST	90278	4158017013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2521 190TH ST	90278	4158017016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1725 GRANT AVE	90278	4162003031		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	423 ANITA ST	90278	4186030001		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.50	0
REDONDO BEACH	403 ANITA ST	90278	4186031025		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	1952
REDONDO BEACH	405 ANITA ST	90278	4186031026		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	1961
REDONDO BEACH	411 ANITA ST	90278	4186031029		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.49	1978
REDONDO BEACH	413 ANITA ST	90278	4186031030		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	1978
REDONDO BEACH	415 ANITA ST	90278	4186031031		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	1955
REDONDO BEACH	827 N LUCIA AVE	90277	7502001001		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.08	0
REDONDO BEACH	833 N LUCIA AVE	90277	7502001005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	841 N LUCIA AVE	90277	7502001007		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.69	0
REDONDO BEACH	826 N JUANITA AVE	90277	7502001018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.73	0
REDONDO BEACH	805 N LUCIA AVE	90277	7502002003		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	821 N LUCIA AVE	90277	7502002009		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.50	0
REDONDO BEACH	814 N JUANITA AVE	90277	7502002012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	810 N JUANITA AVE	90277	7502002014		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	808 N JUANITA AVE	90277	7502002015		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.26	0
REDONDO BEACH	707 N LUCIA AVE	90277	7502003005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.15	0
REDONDO BEACH	715 N LUCIA AVE	90277	7502003009		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	717 N LUCIA AVE	90277	7502003010		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.50	0
REDONDO BEACH	712 N JUANITA AVE	90277	7502003026		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.55	0
REDONDO BEACH	704 N JUANITA AVE	90277	7502003030		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.94	0
REDONDO BEACH	724 N LUCIA AVE	90277	7502005019		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	526 N LUCIA AVE	90277	7502025002		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.52	0
REDONDO BEACH	522 N LUCIA AVE	90277	7502025004		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	520 N LUCIA AVE	90277	7502025005		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.28	0
REDONDO BEACH	516 N LUCIA AVE	90277	7502025007		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.11	0
REDONDO BEACH	507 N MARIA AVE	90277	7502025027		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.93	0
REDONDO BEACH	531 N MARIA AVE	90277	7502025034		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.48	0
REDONDO BEACH			7502025075		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.48	0
REDONDO BEACH			7502025076		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	601 N LUCIA AVE	90277	7502026001		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.44	0
REDONDO BEACH	607 N LUCIA AVE	90277	7502026005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.41	0
REDONDO BEACH	628 N JUANITA AVE	90277	7502026016		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.94	0
REDONDO BEACH	614 N JUANITA AVE	90277	7502026022		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.29	0
REDONDO BEACH	608 N JUANITA AVE	90277	7502026025		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1019 DIAMOND ST	90277	7502027003		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.58	0
REDONDO BEACH	521 N LUCIA AVE	90277	7502027012		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.87	0
REDONDO BEACH	520 N JUANITA AVE	90277	7502027021		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	510 N JUANITA AVE	90277	7502027026		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	813 N JUANITA AVE	90277	7503002007		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.22	0
REDONDO BEACH	815 N JUANITA AVE	90277	7503002024		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.37	0
REDONDO BEACH	724 N IRENA AVE	90277	7503004021		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	708 N IRENA AVE	90277	7503004029		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.16	0
REDONDO BEACH	700 N IRENA AVE	90277	7503004033		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	615 BERYL ST	90277	7503005027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	611 BERYL ST	90277	7503005028		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.65	0
REDONDO BEACH	507 N GERTRUDA AVE	90277	7503010002		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.90	0
REDONDO BEACH	511 N GERTRUDA AVE	90277	7503010004		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.06	0
REDONDO BEACH	504 N FRANCISCA AVE	90277	7503010022		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	527 N FRANCISCA AVE	90277	7503011014		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.10	0
REDONDO BEACH	524 N ELENA AVE	90277	7503011018		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	512 N ELENA AVE	90277	7503011024		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.38	0
REDONDO BEACH	428 N GERTRUDA AVE	90277	7503019015		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.53	0
REDONDO BEACH	426 N GERTRUDA AVE	90277	7503019016		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	404 N GERTRUDA AVE	90277	7503019028		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.53	0
REDONDO BEACH	721 CARNELIAN ST	90277	7503020033		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	723 CARNELIAN ST	90277	7503020034		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.45	0
REDONDO BEACH	729 CARNELIAN ST	90277	7503020035		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.10	0
REDONDO BEACH	731 CARNELIAN ST	90277	7503020036		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.22	0
REDONDO BEACH	611 N JUANITA AVE	90277	7503022006		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.13	0
REDONDO BEACH	626 N IRENA AVE	90277	7503022019		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.39	0
REDONDO BEACH	624 N IRENA AVE A	90277	7503022085		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.93	0
REDONDO BEACH	624 N IRENA AVE B	90277	7503022086		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.10	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	521 N JUANITA AVE	90277	7503023009		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	516 N IRENA AVE	90277	7503023020		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.56	0
REDONDO BEACH	519 N IRENA AVE	90277	7503024010		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	523 N IRENA AVE	90277	7503024012		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.07	0
REDONDO BEACH	524 N HELBERTA AVE	90277	7503024014		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	514 N HELBERTA AVE	90277	7503024018		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	529 N HELBERTA AVE	90277	7503025015		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	517 N GUADALUPE AVE	90277	7503026008		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	519 N GUADALUPE AVE	90277	7503026009		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.20	0
REDONDO BEACH	521 N GUADALUPE AVE	90277	7503026010		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.77	0
REDONDO BEACH	525 N GUADALUPE AVE	90277	7503026011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.67	0
REDONDO BEACH	527 N GUADALUPE AVE	90277	7503026012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	302 N GERTRUDA AVE	90277	7503026029		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	307 N GERTRUDA AVE	90277	7503027004		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.05	0
REDONDO BEACH	309 N GERTRUDA AVE	90277	7503027005		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	7.95	0
REDONDO BEACH	311 N GERTRUDA AVE	90277	7503027006		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	313 N GERTRUDA AVE	90277	7503027007		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	327 N GERTRUDA AVE	90277	7503027014		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.85	0
REDONDO BEACH	308 N FRANCISCA AVE	90277	7503027026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.56	0
REDONDO BEACH	410 EL REDONDO AVE	90277	7504005003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	715 VINCENT PARK	90277	7504005005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	104 EL REDONDO AVE	90277	7504006007		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	619 VINCENT ST	90277	7504006012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.52	0
REDONDO BEACH	625 VINCENT PARK	90277	7504006013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.90	0
REDONDO BEACH	502 EL REDONDO AVE	90277	7504009002		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.05	0
REDONDO BEACH	506 EL REDONDO AVE	90277	7504009004		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	508 EL REDONDO AVE	90277	7504009005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.07	0
REDONDO BEACH	510 EL REDONDO AVE	90277	7504009006		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	602 EL REDONDO AVE	90277	7504009010		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	604 EL REDONDO AVE	90277	7504009011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	606 EL REDONDO AVE	90277	7504009012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	608 EL REDONDO AVE	90277	7504009013		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	710 VINCENT PARK	90277	7504009017		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.13	0
REDONDO BEACH	610 EL REDONDO AVE	90277	7504009022		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	616 EL REDONDO AVE	90277	7504009024		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.97	0
REDONDO BEACH	624 EL REDONDO AVE	90277	7504009027		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	706 EL REDONDO AVE	90277	7504009031		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.96	0
REDONDO BEACH	712 EL REDONDO AVE	90277	7504009032		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	800 EL REDONDO AVE	90277	7504009034		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.56	0
REDONDO BEACH	802 EL REDONDO AVE	90277	7504009035		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.00	0
REDONDO BEACH	814 EL REDONDO AVE	90277	7504009041		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.70	0
REDONDO BEACH	816 EL REDONDO AVE	90277	7504009042		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	622 VINCENT PARK	90277	7504009046		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.01	0
REDONDO BEACH	626 VINCENT PARK	90277	7504009048		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.97	0
REDONDO BEACH	636 VINCENT PARK	90277	7504009081		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	104 N GUADALUPE AVE	90277	7504011007		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	101 N HELBERTA AVE	90277	7504011011		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.60	0
REDONDO BEACH	109 N HELBERTA AVE	90277	7504011017		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.45	0
REDONDO BEACH	615 EL REDONDO AVE	90277	7504011018		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.71	0
REDONDO BEACH	513 EL REDONDO AVE	90277	7504013027		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.98	0
REDONDO BEACH	515 EL REDONDO AVE	90277	7504013028		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.45	0
REDONDO BEACH	517 EL REDONDO AVE	90277	7504013029		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	233 N JUANITA AVE	90277	7504013053		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.20	0
REDONDO BEACH	228 N IRENA AVE	90277	7504013063		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.84	0
REDONDO BEACH	104 N IRENA AVE	90277	7504016010		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1008 SPENCER ST	90277	7504017001		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.27	0
REDONDO BEACH	109 N LUCIA AVE	90277	7504018007		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1019 SPENCER ST	90277	7504019005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.36	0
REDONDO BEACH	240 N JUANITA AVE	90277	7504019044		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.26	0
REDONDO BEACH	206 N JUANITA AVE	90277	7504019098		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.78	0
REDONDO BEACH	208 N LUCIA AVE	90277	7504021007		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.55	0
REDONDO BEACH	206 N LUCIA AVE	90277	7504021008		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.50	0
REDONDO BEACH	1108 VINCENT ST A	90277	7504021070		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.74	0
REDONDO BEACH	1108 VINCENT ST B	90277	7504021071		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.60	0
REDONDO BEACH	144 N CATALINA AVE	90277	7505005004		RM	R-3A		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.32	0
REDONDO BEACH	411 EMERALD ST	90277	7505007022		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.18	0
REDONDO BEACH	116 S CATALINA AVE	90277	7505014024		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	122 S CATALINA AVE	90277	7505014026		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	124 S CATALINA AVE	90277	7505014027		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	115 S PROSPECT AVE	90277	7506001008		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.04	0
REDONDO BEACH	124 S LUCIA AVE	90277	7506001027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.04	0
REDONDO BEACH	126 S LUCIA AVE	90277	7506001028		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.71	0
REDONDO BEACH	1009 GARNET ST	90277	7506001030		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	109 S LUCIA AVE	90277	7506002010		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	106 S JUANITA AVE	90277	7506002022		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	108 S JUANITA AVE	90277	7506002023		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	124 S JUANITA AVE	90277	7506002031		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	126 S JUANITA AVE	90277	7506002032		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.66	0
REDONDO BEACH	911 GARNET ST	90277	7506002034		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.45	0
REDONDO BEACH	909 GARNET ST	90277	7506002035		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.26	0
REDONDO BEACH	113 S JUANITA AVE	90277	7506003010		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	103 S JUANITA AVE	90277	7506003015		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.36	0
REDONDO BEACH	120 S IRENA AVE	90277	7506003027		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.56	0
REDONDO BEACH	122 S IRENA AVE	90277	7506003028		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.05	0
REDONDO BEACH	105 S JUANITA AVE A	90277	7506003083		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.32	0
REDONDO BEACH	105 S JUANITA AVE B	90277	7506003084		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.65	0
REDONDO BEACH	118 S IRENA AVE A	90277	7506003086		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.31	0
REDONDO BEACH	118 S IRENA AVE B	90277	7506003087		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.32	0
REDONDO BEACH	125 S IRENA AVE	90277	7506004005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	121 S IRENA AVE	90277	7506004007		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	104 S HELBERTA AVE	90277	7506004022		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	106 S HELBERTA AVE	90277	7506004023		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	112 S HELBERTA AVE	90277	7506004026		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	114 S HELBERTA AVE	90277	7506004027		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.41	0
REDONDO BEACH	116 S HELBERTA AVE	90277	7506004028		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	118 S HELBERTA AVE	90277	7506004029		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	120 S HELBERTA AVE	90277	7506004030		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.12	0
REDONDO BEACH	122 S HELBERTA AVE	90277	7506004031		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.18	0
REDONDO BEACH	124 S HELBERTA AVE	90277	7506004032		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	123 S HELBERTA AVE	90277	7506005004		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.29	0
REDONDO BEACH	101 S HELBERTA AVE	90277	7506005015		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.95	0
REDONDO BEACH	223 S GUADALUPE AVE	90277	7506008002		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.60	0
REDONDO BEACH	510 GARNET ST	90277	7506008022		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.06	0
REDONDO BEACH	212 CAMINO REAL	90277	7506008027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	227 S GUADALUPE AVE	90277	7506008030		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.14	0
REDONDO BEACH	516 GARNET ST	90277	7506008031		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	222 S FRANCISCA AVE	90277	7506009012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.39	0
REDONDO BEACH	223 S HELBERTA AVE	90277	7506010011		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	219 S HELBERTA AVE	90277	7506011002		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	209 S HELBERTA AVE	90277	7506011007		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.19	0
REDONDO BEACH	207 S HELBERTA AVE	90277	7506011008		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.62	0
REDONDO BEACH	210 S GUADALUPE AVE	90277	7506011020		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	7.31	0
REDONDO BEACH	212 S GUADALUPE AVE	90277	7506011021		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.09	0
REDONDO BEACH	211 S IRENA AVE	90277	7506012007		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	203 S IRENA AVE	90277	7506012011		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	214 S HELBERTA AVE	90277	7506012020		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.20	0
REDONDO BEACH	216 S HELBERTA AVE	90277	7506012021		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.46	0
REDONDO BEACH	218 S HELBERTA AVE	90277	7506012022		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.40	0
REDONDO BEACH	205 S IRENA AVE A	90277	7506012078		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.41	0
REDONDO BEACH	205 S IRENA AVE B	90277	7506012079		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.85	0
REDONDO BEACH	229 S JUANITA AVE	90277	7506015008		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.33	0
REDONDO BEACH	236 S IRENA AVE	90277	7506015019		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	311 S LUCIA AVE	90277	7506017005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.66	0
REDONDO BEACH	309 S LUCIA AVE	90277	7506017006		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.88	0
REDONDO BEACH	307 S LUCIA AVE	90277	7506017007		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	313 S LUCIA AVE A	90277	7506017036		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.33	0
REDONDO BEACH	313 S LUCIA AVE B	90277	7506017037		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.30	0
REDONDO BEACH	215 S LUCIA AVE	90277	7506018010		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	218 S JUANITA AVE	90277	7506018029		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH			7506018099		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.00	0
REDONDO BEACH			7506018100		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.73	0
REDONDO BEACH	205 S PROSPECT AVE	90277	7506019032		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.64	0
REDONDO BEACH	605 ESPLANADE	90277	7508002011		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.35	0
REDONDO BEACH	519 S CATALINA AVE	90277	7508005006		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	726 ESPLANADE	90277	7508007018		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.98	0
REDONDO BEACH	732 S CATALINA AVE	90277	7508008001		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.58	0
REDONDO BEACH	726 S CATALINA AVE	90277	7508008004		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.45	0
REDONDO BEACH	724 S CATALINA AVE	90277	7508008005		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.70	0
REDONDO BEACH	720 S CATALINA AVE	90277	7508008007		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.47	0
REDONDO BEACH	712 S CATALINA AVE	90277	7508008011		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	708 S CATALINA AVE	90277	7508008013		RM	R-3A		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.74	0
REDONDO BEACH	707 S BROADWAY	90277	7508008020		RM	R-3A		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.65	0
REDONDO BEACH	709 S BROADWAY	90277	7508008021		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	711 S BROADWAY	90277	7508008022		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.50	0
REDONDO BEACH	713 S BROADWAY	90277	7508008023		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	207 KNOB HILL AVE	90277	7508008031		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.28	0
REDONDO BEACH	629 S BROADWAY	90277	7508009001		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.83	0
REDONDO BEACH	627 S BROADWAY	90277	7508009004		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.33	0
REDONDO BEACH	509 S BROADWAY	90277	7508010009		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	507 S BROADWAY	90277	7508010010		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	417 S BROADWAY	90277	7508011006		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.03	0
REDONDO BEACH	406 S BROADWAY	90277	7508012019		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.92	0
REDONDO BEACH	416 S BROADWAY	90277	7508012023		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.54	0
REDONDO BEACH	424 S BROADWAY	90277	7508012027		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	504 S BROADWAY	90277	7508013020		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.28	0
REDONDO BEACH	600 S BROADWAY	90277	7508014026		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.87	0
REDONDO BEACH	700 S BROADWAY	90277	7508015083		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.91	0
REDONDO BEACH	306 TOPAZ ST	90277	7508015084		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.30	0
REDONDO BEACH	516 S GUADALUPE AVE	90277	7508018008		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	536 AVENUE C	90277	7509009003		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	541 AVENUE C	90277	7509010022		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.18	0
REDONDO BEACH	530 AVENUE A	90277	7509011007		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.10	0
REDONDO BEACH	531 AVENUE B	90277	7509011021		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	544 AVENUE A	90277	7509011066		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	559 AVENUE A	90277	7509012031		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	0
REDONDO BEACH	902 S JUANITA AVE	90277	7509017012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.87	0
REDONDO BEACH	904 S JUANITA AVE	90277	7509017013		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.77	0
REDONDO BEACH	932 S JUANITA AVE	90277	7509017019		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	1000 S JUANITA AVE	90277	7509018013		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1104 S JUANITA AVE	90277	7509023026		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.32	0
REDONDO BEACH	1108 S JUANITA AVE	90277	7509023027		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.15	0
REDONDO BEACH	106 AVENUE E	90277	7511002010		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.05	0
REDONDO BEACH	211 AVENUE H	90277	7511006024		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	219 AVENUE H	90277	7511006028		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	6.68	0
REDONDO BEACH	202 AVENUE H	90277	7511007023		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	1501 S CATALINA AVE	90277	7511008001		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1503 S CATALINA AVE	90277	7511008002		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.29	0
REDONDO BEACH	212 N PROSPECT AVE	90277	7518003008		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	1952

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	210 N PROSPECT AVE	90277	7518003009		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.63	1952
REDONDO BEACH	116 N PROSPECT AVE	90277	7518004003		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.16	1949
REDONDO BEACH	112 N PROSPECT AVE	90277	7518004005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	1952
REDONDO BEACH	124 S PROSPECT AVE	90277	7518006013		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	1943
REDONDO BEACH	126 S PROSPECT AVE	90277	7518006014		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.54	0
REDONDO BEACH			7518006059		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	1978
REDONDO BEACH	130 S PROSPECT AVE A	90278	7518006060		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.33	1977
REDONDO BEACH	206 S PROSPECT AVE	90277	7518007004		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	208 S PROSPECT AVE	90277	7518007005		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.07	0
REDONDO BEACH	200 S PROSPECT AVE	90277	7518007054		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	202 S PROSPECT AVE A	90277	7518007056		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.50	0
REDONDO BEACH	202 S PROSPECT AVE B	90277	7518007057		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.09	0
REDONDO BEACH	2510 GRANT AVE	90278	4157017007		RM	R-3		17.5	0.26	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	2	0.85	0
REDONDO BEACH	217 S PROSPECT AVE	90277	7506019007		RM	R-3		17.5	0.29	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	2	0.34	0
REDONDO BEACH	2705 CARNEGIE LN	90278	4082002042		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.48	0
REDONDO BEACH	2705 GRANT AVE	90278	4082008003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	2712 CARNEGIE LN	90278	4082009007		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.13	0
REDONDO BEACH	2701 ROCKEFELLER LN	90278	4082009014		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.87	0
REDONDO BEACH	2717 CARNEGIE LN	90278	4082011039		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.42	0
REDONDO BEACH	2713 CARNEGIE LN	90278	4082011068		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	2515 GATES AVE	90278	4153014013		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.35	0
REDONDO BEACH	2514 RUHLAND AVE	90278	4153017036		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.34	0
REDONDO BEACH	2510 RUHLAND AVE	90278	4153017038		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2609 MATHEWS AVE A	90278	4153022052		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.00	0
REDONDO BEACH	2609 MATHEWS AVE B	90278	4153022053		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.98	0
REDONDO BEACH	2609 MATHEWS AVE C	90278	4153022054		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.96	0
REDONDO BEACH	2601 RUHLAND AVE	90278	4153024013		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	2602 VOORHEES AVE A	90278	4153024080		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.88	0
REDONDO BEACH	2602 VOORHEES AVE B	90278	4153024081		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.10	0
REDONDO BEACH	2602 VOORHEES AVE C	90278	4153024082		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.91	0
REDONDO BEACH	2614 CURTIS AVE	90278	4153025005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2609 VOORHEES AVE	90278	4153025017		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	2621 CURTIS AVE	90278	4153026022		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.41	0
REDONDO BEACH	2618 GRAHAM AVE	90278	4153027003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	2700 GATES AVE	90278	4153030005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	2700 CURTIS AVE	90278	4153030015		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.44	0
REDONDO BEACH	2707 RUHLAND AVE	90278	4153031024		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	2015 MATHEWS AVE	90278	4155027018		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	2001 MATHEWS AVE	90278	4155027028		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.48	0
REDONDO BEACH	1932 MATHEWS AVE	90278	4155029002		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1930 MATHEWS AVE	90278	4155029003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.13	0
REDONDO BEACH	1928 MATHEWS AVE	90278	4155029004		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.61	0
REDONDO BEACH	1926 MATHEWS AVE	90278	4155029005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	2018 MATHEWS AVE	90278	4155030003		RM	R-3		17.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.45	0
REDONDO BEACH	2117 VANDERBILT LN	90278	4156001053		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.11	0
REDONDO BEACH	2106 CARNEGIE LN	90278	4156009009		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.35	0
REDONDO BEACH	2119 ROCKEFELLER LN	90278	4156009022		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.24	0
REDONDO BEACH	1605 FLAGLER LN	90278	4156013031		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	2114 ROCKEFELLER LN	90278	4156016005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2121 GRANT AVE	90278	4156016023		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	2022 GRANT AVE	90278	4156018001		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.18	0
REDONDO BEACH	2018 GRANT AVE	90278	4156018003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.52	0
REDONDO BEACH	1914 GRANT AVE	90278	4156019005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	2515 VANDERBILT LN	90278	4157001016		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	37.61	0
REDONDO BEACH	2215 CARNEGIE LN	90278	4157005021		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.15	0
REDONDO BEACH	2217 CARNEGIE LN	90278	4157005022		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.39	0
REDONDO BEACH	2512 CARNEGIE LN	90278	4157009006		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.05	0
REDONDO BEACH	2412 CARNEGIE LN	90278	4157010006		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.26	0
REDONDO BEACH	2411 ROCKEFELLER LN	90278	4157010019		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2201 ROCKEFELLER LN	90278	4157012014		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.90	0
REDONDO BEACH	2400 HADLEY LN	90278	4158004019		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2420 IVES LN	90278	4158006002		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.32	0
REDONDO BEACH	829 N LUCIA AVE	90277	7502001002		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.20	0
REDONDO BEACH			7502001003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	831 N LUCIA AVE	90277	7502001004		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	704 N LUCIA AVE	90277	7502005028		RM	R-3		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.61	0
REDONDO BEACH	700 N LUCIA AVE	90277	7502005029		RM	R-3		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.97	0
REDONDO BEACH	617 N IRENA AVE	90277	7503020026		RM	R-3		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.22	0
REDONDO BEACH	222 N BROADWAY	90277	7505008052		RM	R-3A		17.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.57	0
REDONDO BEACH	119 S GUADALUPE AVE	90277	7506006012		RM	R-3		17.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.09	0
REDONDO BEACH	105 S GUADALUPE AVE	90277	7506006019		RM	R-3		17.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.41	0
REDONDO BEACH	204 S LUCIA AVE	90277	7506019018		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.16	0
REDONDO BEACH	709 ESPLANADE	90277	7508001096		RM	R-3A		17.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.43	0
REDONDO BEACH	611 ESPLANADE	90277	7508002009		RM	R-3A		17.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.23	0
REDONDO BEACH	607 ESPLANADE	90277	7508002010		RM	R-3A		17.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.04	0
REDONDO BEACH	603 ESPLANADE	90277	7508002012		RM	R-3A		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.54	0
REDONDO BEACH	526 S GUADALUPE AVE	90277	7508018013		RM	R-3A		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.07	0
REDONDO BEACH	1006 S CATALINA AVE	90277	7509007018		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1008 S CATALINA AVE	90277	7509007019		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.28	0
REDONDO BEACH	1409 S CATALINA AVE	90277	7511002023		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.06	0
REDONDO BEACH	1406 S CATALINA AVE	90277	7511005020		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	201 AVENUE G	90277	7511005022		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.09	0
REDONDO BEACH	1404 S CATALINA AVE A	90277	7511005086		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.02	0
REDONDO BEACH	1404 S CATALINA AVE B	90277	7511005087		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.48	0
REDONDO BEACH	417 BERYL ST	90277	7503010001		RM	R-3A(H)		17.5	0.41	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		3		3	3	0.16	0
REDONDO BEACH	717 ESPLANADE	90277	7508001085		RM	R-3A		17.5	0.27	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		3		3	1	0.98	0
REDONDO BEACH	529 S CATALINA AVE	90277	7508005002		RM	R-3A		17.5	0.29	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		3		3	1	0.13	0
REDONDO BEACH	114 S CATALINA AVE	90277	7505014066		RM	R-3A		17.5	0.41	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		4		4	2	0.55	0
REDONDO BEACH	2102 AVIATION WAY	90278	4155028017		RM	R-3		17.5	0.34	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		4		4	1	0.63	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2019 VANDERBILT LN	90278	4156002016		RM	R-3		17.5	0.34	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		4		4	1	0.00	0
REDONDO BEACH	2600 NELSON AVE	90278	4153022028		RM	R-3		17.5	1.03	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		9		9	5	1.34	0
REDONDO BEACH			4083015022		RM	R-3		17.5	1.02	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		12		12	2	0.00	0
REDONDO BEACH	2829 190TH ST	90278	4083015010		RM	R-3		17.5	1.28	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		13		13	5	0.61	0
REDONDO BEACH	109 N PACIFIC COAST HWY	90277	7505007009		RH	RH-2		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.52	0
REDONDO BEACH	131 N PACIFIC COAST HWY	90277	7505007017		RH	RH-2		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.18	0
REDONDO BEACH	133 N PACIFIC COAST HWY	90277	7505007018		RH	RH-2		30	0.09	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.79	0
REDONDO BEACH	415 EMERALD ST	90277	7505007029		RH	RH-2		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	417 EMERALD ST	90277	7505007030		RH	RH-2		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.75	0
REDONDO BEACH	319 GARNET ST	90277	7505012002		RH	RH-3		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	110 N PACIFIC COAST HWY	90277	7505010022		RH	RH-2		30	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	2	0.67	0
REDONDO BEACH	108 N PACIFIC COAST HWY	90277	7505010023		RH	RH-2		30	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.21	0
REDONDO BEACH	115 N PACIFIC COAST HWY	90277	7505007011		RH	RH-2		30	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		3		3	1	0.06	0
REDONDO BEACH	737 ESPLANADE	90277	7508001098		RMH	RMD		23.3	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.54	0
REDONDO BEACH	115 RUBY ST	90277	7508004002		RMH	RMD		23.3	0.09	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	111 SAPPHIRE ST	90277	7508005027		RMH	RMD		23.3	0.09	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	627 S CATALINA AVE	90277	7508006002		RMH	RMD		23.3	0.09	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.47	0
REDONDO BEACH	624 ESPLANADE	90277	7508006023		RMH	RMD		23.3	0.10	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.29	0
REDONDO BEACH	630 ESPLANADE	90277	7508006025		RMH	RMD		23.3	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.42	0
REDONDO BEACH	1400 ESPLANADE	90277	7511002029		RMH	RMD		23.3	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.71	0
REDONDO BEACH	2116 MANHATTAN BEACH BLVI	90278	4150002035		RMH	RMD		23.3	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.44	0
REDONDO BEACH	124 SAPPHIRE ST	90277	7508006012		RMH	RMD		23.3	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.57	0
REDONDO BEACH	114 SAPPHIRE ST	90277	7508006014		RMH	RMD		23.3	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.52	0
REDONDO BEACH	810 ESPLANADE	90277	7509001033		RMH	RMD		23.3	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	2.60	0
REDONDO BEACH	1506 ESPLANADE	90277	7511008009		RMH	RMD		23.3	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.48	0
REDONDO BEACH	128 N BROADWAY	90277	7505007028		RH	RH-3		30	0.75	Church Parking (est. 0.25 ac)	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element		6		6	0		
REDONDO BEACH	122 N PACIFIC COAST HWY	90277	7505010035 A		RM	R-3		17.5	0.30	Church Building	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element				0	0		
REDONDO BEACH	511 EMERALD ST	90277	7505010038		RM	R-3		17.5	0.73	Church Parking (est. 0.25 ac)	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element		4		4	0		
REDONDO BEACH	121 S PACIFIC COAST HWY	90277	7505012012 B		RH	RH-3		30	0.17	Church Building	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element				0	0		
REDONDO BEACH	103 S PACIFIC COAST HWY	90277	7505012025 B		RH	RH-3		30	0.09	Church Building	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element				0	0		
REDONDO BEACH			7505012026 B		RH	RH-3		30	0.68	Church Building	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element				0	0		
REDONDO BEACH	102 S BROADWAY	90277	7505013015 B		RM	R-3A		17.5	0.69	Church Parking (est. 0.50 ac)	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element		16		16	1		
REDONDO BEACH	200 S PACIFIC COAST HWY	90277	7505020015		MU	MU-2		35	0.18	Older Commercial	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.43	1968
REDONDO BEACH	317 TORRANCE BLVD	90277	7505020033		MU	MU-2		35	0.18	Older Commercial	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.76	1962
REDONDO BEACH	326 S PACIFIC COAST HWY	90277	7505021023		MU	MU-2		35	0.17	Office (Pacific Bay Construction)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.68	1972
REDONDO BEACH	315 S PACIFIC COAST HWY	90277	7505022011		MU	MU-2		35	0.17	Older Commercial	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.01	1940
REDONDO BEACH	319 S PACIFIC COAST HWY	90277	7505022031		MU	MU-2		35	0.17	Trimline Auto (nonconforming)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.42	1963
REDONDO BEACH	209 S PACIFIC COAST HWY UN	90277	7505019008		MU	MU-2		35	0.26	Commercial (Retail Stores)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		7		7		0.43	1955
REDONDO BEACH	308 TORRANCE BLVD	90277	7505021033		MU	MU-2		35	0.25	Commercial (Retail Stores)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		7		7		0.25	1969
REDONDO BEACH	231 S PACIFIC COAST HWY	90277	7505019063		MU	MU-2		35	0.43	Commercial (Retail Stores)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		12		12		0.44	1955

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BI	1923 CONDON AVE	90278	4082013017			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1913
REDONDO BI	1921 CONDON AVE	90278	4082013018			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.33	1953
REDONDO BI	1919 CONDON AVE	90278	4082013019			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.07	1973
REDONDO BI	1917 CONDON AVE	90278	4082013020			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1915 CONDON AVE	90278	4082013021			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.31	1965
REDONDO BI	1913 CONDON AVE	90278	4082013022			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1952
REDONDO BI	1911 CONDON AVE	90278	4082013023			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1978
REDONDO BI	1909 CONDON AVE	90278	4082013024			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.53	1965
REDONDO BI	1907 CONDON AVE	90278	4082013025			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.77	1965
REDONDO BI	1905 CONDON AVE	90278	4082013026			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.82	1986
REDONDO BI	1903 CONDON AVE	90278	4082013027			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986
REDONDO BI	1901 CONDON AVE	90278	4082013028			1			0.09	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986
REDONDO BI	1902 CONDON AVE	90278	4082014002			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986
REDONDO BI	1904 CONDON AVE	90278	4082014003			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.06	1987
REDONDO BI	1906 CONDON AVE	90278	4082014004			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.27	1987
REDONDO BI	1908 CONDON AVE	90278	4082014005			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1990
REDONDO BI	1924 CONDON AVE	90278	4082014013			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1952
REDONDO BI	1923 FIRMONA AVE	90278	4082014014			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1921 FIRMONA AVE	90278	4082014015			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.37	1972
REDONDO BI	1919 FIRMONA AVE	90278	4082014016			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.27	1934
REDONDO BI	1917 FIRMONA AVE	90278	4082014017			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.31	1973
REDONDO BI	1915 FIRMONA AVE	90278	4082014018			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1913 FIRMONA AVE	90278	4082014019			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1911 FIRMONA AVE	90278	4082014020			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1909 FIRMONA AVE	90278	4082014021			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.35	1973
REDONDO BI	1907 FIRMONA AVE	90278	4082014022			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1905 FIRMONA AVE	90278	4082014023			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1972
REDONDO BI	1901 FIRMONA AVE	90278	4082014024			2			0.15	RSF	R-1	RH	RH	20	30	2	Non-Vacant	Residential	2	0.13	1979
REDONDO BI	1900 CONDON AVE	90278	4082014001			2			0.12	RSF	R-1	RH	RH	20	30	2	Non-Vacant	Residential	1	0.49	1987
REDONDO BI	1813 FIRMONA AVE	90278	4082016005			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1984
REDONDO BI	1811 FIRMONA AVE	90278	4082016006			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1985
REDONDO BI	1815 FIRMONA AVE	90278	4082016008			2			0.13	RSF	R-1	RH	RH	20	30	2	Non-Vacant	Residential	1	0.49	1987
REDONDO BI	1820 FIRMONA AVE	90278	4082017003			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1990
REDONDO BI	1818 FIRMONA AVE	90278	4082017004			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.43	1990
REDONDO BI	1813 KINGSDALE AVE	90278	4082017011			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	0
REDONDO BI	1815 KINGSDALE AVE	90278	4082017012			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1946
REDONDO BI	1817 KINGSDALE AVE	90278	4082017013			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.37	1941
REDONDO BI	1819 KINGSDALE AVE	90278	4082017014			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1972
REDONDO BI	1821 KINGSDALE AVE	90278	4082017015			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.11	1973
REDONDO BI	1823 KINGSDALE AVE	90278	4082017016			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1948
REDONDO BI	1816 FIRMONA AVE	90278	4082017020			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.35	1955
REDONDO BI	1908 FIRMONA AVE	90278	4082015008			2			0.13	RM	R-3	RH	RH	20	30	2	Non-Vacant	Residential	1	1.15	0
REDONDO BI	1900 FIRMONA AVE	90278	4082015012			4			0.20	RM	R-3	RH	RH	20	30	4	Non-Vacant	Residential	1	0.25	0
REDONDO B	1998 S PACIFIC COAS	90277	7510031004	21				Shortfall of Sites	0.87	MU	MU-1	MU	MU-1	20	30	21	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.	0.14	0.23	1957
REDONDO B	1900 S PACIFIC COAS	90277	7510031007			11		Shortfall of Sites	0.45	MU	MU-1	MU	MU-1	20	30	11	Non-Vacant	Older Commercial	0.34	0.44	1986
REDONDO B	1930 S PACIFIC COAS	90277	7510031029			11		Shortfall of Sites	0.45	MU	MU-1	MU	MU-1	20	30	11	Non-Vacant	Older Commercial	0.23	0.02	1981
REDONDO B	1890 S PACIFIC COAS	90277	7510032046	0				Shortfall of Sites	0	MU	MU-1	MU	MU-1	20	30	0	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.	0.1	0.28	1969
REDONDO B	1870 S PACIFIC COAS	90277	7510032050	36				Shortfall of Sites	1.52	MU	MU-1	MU	MU-1	20	30	36	Non-Vacant	Older Commercial	0.11	0.20	1964
REDONDO B	1880 S PACIFIC COAS	90277	7510032054	47				Shortfall of Sites	1.95	MU	MU-1	MU	MU-1	20	30	47	Non-Vacant	Older Commercial	0.3	1.00	1963
REDONDO BI	1933 FIRMONA AVE	90278	4082013007				7	Shortfall of Sites	0.12	RSF	R-1	RVH	RH-4	20	65	7	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1986
REDONDO BI	1931 FIRMONA AVE	90278	4082013008				6	Shortfall of Sites	0.12	RSF	R-1	RVH	RH-4	20	65	6	Non-Vacant	Consolidated as part of Kingsdale property	2	0.83	1929
REDONDO BI	1939 CONDON AVE	90278	4082013009				4	Shortfall of Sites	0.07	RSF	R-1	RVH	RH-4	20	65	4	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1988
REDONDO BI	1937 CONDON AVE	90278	4082013010				5	Shortfall of Sites	0.08	RSF	R-1	RVH	RH-4	20	65	5	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1988
REDONDO BI	1935 CONDON AVE	90278	4082013011				7	Shortfall of Sites	0.12	RSF	R-1	RVH	RH-4	20	65	7	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1990
REDONDO BEACH		90278	4082013012				5	Shortfall of Sites	0.09	RSF	R-1	RVH	RH-4	20	65	5	Non-Vacant	Consolidated as part of Kingsdale property	1		
REDONDO BEACH		90278	4082013005				6	Shortfall of Sites	0.09	C-4	C-4	MU-H	MU-H	20	65	6	Non-Vacant	Consolidated as part of Kingsdale property	0.48	0.08	1983
REDONDO BEACH		90278	4082013006				8	Shortfall of Sites	0.12	C-4	C-4	MU-H	MU-H	20	65	8	Non-Vacant	Consolidated as part of Kingsdale property	0.37	0.06	1983
REDONDO BI	2810 ARTESIA BLVD	90278	4082013029				26	Shortfall of Sites	0.39	C-4	C-4	MU-H	MU-H	20	65	26	Non-Vacant	Consolidated as part of Kingsdale property	0.11	1.16	1983
REDONDO BI	1959 KINGSDALE AVE	90278	4082015015				30	Shortfall of Sites	0.46	C-4	C-4	MU-H	MU-H	20	65	30	Non-Vacant	Consolidated as part of Kingsdale property	0.1	1.83	1983
REDONDO BI	2850 ARTESIA BLVD	90278	4082015016	22			17	Shortfall of Sites	0.59	C-4	C-4	MU-H	MU-H	20	65	39	Non-Vacant	Consolidated as part of Kingsdale property	0.08	4.64	1983
REDONDO BI	1910 FIRMONA AVE	90278	4082015007				3	Shortfall of Sites	0.13	R-3	R-3	RVH	RH-4	20	65	3	Non-Vacant	Consolidated as part of Kingsdale property	6	0.50	1964
REDONDO BI	2301 190th St	90278	4158010021	54				Shortfall of Sites	1.03	I-2	I-2	RVH	RH-4	20	65	54	Non-Vacant	Site D: Older industrial use (two tenants closed)	0.39	0.32	1954
REDONDO BI	598 Meyer Ln	90278	4158010019	53				Shortfall of Sites	1.02	I-2	I-2	RVH	RH-4	20	65	53	Non-Vacant	Site D: Light manufacturing (welding)	0.46	0.23	1956
REDONDO BI	512 Meyer Ln	90278	4158010020	53				Shortfall of Sites	1.01	I-2	I-2	RVH	RH-4	20	65	53	Non-Vacant	Site D: Light manufacturing (recording)	0.51	2.73	1974
REDONDO BI	553 Mary Ann Dr	90278	4158011011	16				Shortfall of Sites	0.30	I-2	I-2	RVH	RH-4	20	65	16	Non-Vacant	Site D: Warehousing use	0.25	0.23	1976
REDONDO BI	575 Mary Ann Dr	90278	4158011012	14				Shortfall of Sites	0.27	I-2	I-2	RVH	RH-4	20	65	14	Non-Vacant	Site D: Light manufacturing (window treatment)	0.47	0.35	1976
REDONDO BI	601 Mary Ann Dr	90278	4158011007	13				Shortfall of Sites	0.24	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Light manufacturing	0.49	2.86	1973

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BI	615 Mary Ann Dr	90278	4158011006	13				Shortfall of Sites	0.24	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Light manufacturing	0.31	1.21	1960
REDONDO BI	621 Mary Ann Dr	90278	4158011005	13				Shortfall of Sites	0.24	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Misc (food preparation, learning center, etc.)	0.23	0.21	1962
REDONDO BI	631 Mary Ann Dr	90278	4158011010	25				Shortfall of Sites	0.48	I-2	I-2	RVH	RH-4	20	65	25	Non-Vacant	Site D: Misc (food preparation, learning center, etc.)	0.48	0.08	1963
REDONDO BI	524 Mary Ann Dr	90278	4158012026	27				Shortfall of Sites	0.52	I-2	I-2	RVH	RH-4	20	65	27	Non-Vacant	Site D: Auto warehousing use	0.34	0.27	1953
REDONDO BI	620 Mary Ann Dr	90278	4158012031	41				Shortfall of Sites	0.78	I-2	I-2	RVH	RH-4	20	65	41	Non-Vacant	Site D: Construction equipment, auto repairs	0.21	0.11	1959
REDONDO BI	630 Mary Ann Dr	90278	4158012025	13				Shortfall of Sites	0.25	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Auto related use	0.65	0.90	1961
REDONDO BI	2408 Fisk Ln	90278	4158012024	13				Shortfall of Sites	0.25	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Light manufacturing (plumbing)	0.41	0.82	1985
REDONDO BI	18989 Hawthorne Blvd	90278	4083014017	46				Shortfall of Sites	0.88	C-2	C-2	RVH	RH-4	20	65	46	Non-Vacant	Site D: Retail (Lamp Plus)	0.33	5.83	1980
REDONDO BI	1601 Kingsdale Ave	90278	4082019037	165				Shortfall of Sites	2.58	I-3	IC-1	MU-TCH	MU-TCH	20	80	165	Non-Vacant	Old light industrial uses such as printer repairs; Class C building indicating substantial rennovation is needed	0.21	2.42	1973
REDONDO BI	1519 Hawthorne Blvd	90278	4082019042	228				Shortfall of Sites	6.01	CR	CR	MU-TCH	MU-TCH	20	80	228	Non-Vacant	Only 3.56 acre of parking used for estimating potential; existing retail uses; Class C building	0.36	1.03	1972
REDONDO BI	1505 Hawthorne Blvd	90278	4082019048	91				Shortfall of Sites	3.95	CR	CR	MU-TCH	MU-TCH	20	80	91	Non-Vacant	Only 1.42 acres of parking used for estimating potential; existing retail uses; Class C building	0.15	5.49	1975
REDONDO BEACH		90278	4082019049	273				Shortfall of Sites	4.72	CR	CR	MU-TCH	MU-TCH	20	80	273	Non-Vacant	Only 4.27 acre of parking used for estimating potential; existing retail uses; Class C building	0.1	0.08	1975
REDONDO BI	1770 S PACIFIC COAS	90277	7510030061	36				Shortfall of Sites	0.7	MU	MU-1	MU-H	MU-H	20	65	36	Non-Vacant	Closed FedEx Office	0.29	0.34	1977
REDONDO BI	1760 S PACIFIC COAS	90277	7510030062	58				Shortfall of Sites	1.12	MU	MU-1	MU-H	MU-H	20	65	58	Non-Vacant	Lens Crafter - underutilization of site	0.24	0.25	1972

Appendix C: Public Participation

The General Plan update began in 2017-2018 with the appointment of a 27-member General Plan Advisory Committee (GPAC). Five members from each City Council District with two members including the Chair were appointed by the Mayor. To date the GPAC has held 22 meetings. Additionally, there have been three community wide meetings and multiple public hearings before the Planning Commission and City Council. Housing and mixed use development, and specifically where and at what densities, has been the most pressing topic throughout the process. As the City began to formulate the land plan it became clear that housing was the most critical issue facing the City going forward. Significant education and outreach was required in order to set the stage for updating the City's Housing Element. The Housing Element team as well as other planning and economic development professionals were critical to educating the community on the importance of providing housing in support of all incomes throughout the City.

Prior to the development of the City's Draft Housing Element, the pandemic occurred. This severely limited the City's in-person community engagement capabilities from March of 2020 to the present. The plan to engage specifically on the Housing Element with a variety of public input tools was not possible due to the pandemic and associated restrictions for gatherings. Although technology to coordinate large scale zoom type meetings and other input have been difficult to draw input on such complex topics as housing and RHNA, the City did host a community meeting with a SocialPinpoint interactive tool to engage the public. That one meeting had close to 200 attendees, not including those who may have watched the informational meeting on YouTube or the City's live stream. The SocialPinpoint tool allowed very specific feedback on housing and other land uses. As well, there were dozens of attendees at the Planning Commission and City Council Meetings specifically to comment on the housing and land use discussion. Those without zoom capabilities could also watch the livestream via YouTube or the City's live stream and could submit e-comments through the City's website.

Despite the meeting limitations due to the pandemic, housing has dominated the City's business more than any other singular topic over the past two years. This was necessary to set the stage and create the appropriate environment for any additional communications with the housing industry and specifically affordable housing providers. The City, with the help of Housing Element and General Plan consultants, has successfully elevated the need for affordable housing with the community, as well as elected and appointment officials. This is demonstrated by the City's ongoing effort to study additional affordable housing opportunities as part of a citywide initiative for inclusionary housing and the development and installation (with plans for expansion) of a homeless pallet program.

The City also met with some key property owners and developers – Beach City Health District, Northrup Grumman, Kingsdale property, South Bay Galleria, and the AES power plant that is slated to decommission during the 6th cycle Housing Element planning period.

The City plans to embrace the affordable housing community of professionals as a critical next step and welcomes HCD to support and engage with the City in this process. The City will include any additional programs and actions to this effect in this Housing Element.

Furthermore, the City continues to engage the public through the Housing Element approval/adoption process. City staff is proactively reaching out to property owners within the proposed Housing Overlay. For the Planning Commission and City Council meetings, the City conducted the following:

- Email blast to residents subscribed to receive City updates on the General Plan update (1,229 subscribers)
- Updates to Facebook social media
- Created a dedicated webpage for each access to the Draft Housing Element (www.redondo.org/HousingElement)
- Created a dedicated email address for public comment (RBHousingElement@redondo.org)
- Email blasts were also shared with GPAC members and City Council members, for them to share with residents/constituents
- Mailing notice to government agencies and local developers
- Contacting property owners of properties recommended for rezoning to add residential overlays/uses

Outreach

The City advertises the public meetings via press releases, FaceBook posts, email blasts, posting on the City's General Plan Update landing page which has collected 1,200 email addresses for notification, as well as the City's Community Services Newsletter that is sent to over 11,000 email addresses.

The General Plan GPAC Ambassadors reached out to groups such as Beach City Health District, Salvation Army, Redondo Beach Chamber of Commerce, Redondo Beach Unified School District, and North Redondo Beach Business Association. The Beach City Health District serves the special needs groups of seniors and persons with disabilities. The Salvation Army serves low and moderate income persons and persons experiencing homelessness. Other stakeholders consulted for the Housing Element also included property owners representing the Northrop Grumman, South Bay Galleria, Kingsdale properties, and AES power plant that is slated for closure. The Housing Rights Center was also consulted for fair housing records.

Community Workshop (November 17, 2018)

At this Community Workshop, the City discussed a series of General Plan topics, including: housing for the future; new housing bills passed that affect the Housing Element. Five main topics or trends rose to the top of priority list to address in the General Plan:

- Population growth
- Aging population/loss of working-age population

- Housing affordability
- Changes in the retail environment
- Availability of jobs in the City

GPAC Meeting (December 3, 2020)

Since the November 2018 Community Workshop, the GPAC met five additional times to develop the GPAC Recommended Land Use Plan that outlines specific land use changes in target areas. However, with the release of the Draft RHNA and the City's unsuccessful appeal to SCAG to lower the RHNA, the GPAC Recommended Land Use Plan would not offer adequate capacity to accommodate the City's RHNA. The GPAC met on December 3, 2020 to revisit the Land Use Plan. During the meeting, the impacts of new State laws (SB 330, AB 1397, and SB 166) were explained. GPAC voted on modifications to the original GPAC Recommended Land Use Plan to introduce additional housing opportunities in the City. Specifically, the GPAC's approach to land use includes:

- Retaining existing residential neighborhoods and principal commercial districts
- Allowing for infill development and recycling of uses with compatible development (function and scale)
- Allowing for changes of use on selected sites (Focus Areas) versus Citywide to accommodate housing requirements and improve their economic viability
- Allowing for modest intensification of key sites that are underutilized or contain marginal uses

City Council Inclusionary Housing Presentation (January 12, 2021)

As part of the Housing Element update, the City is also undertaking a feasibility study for inclusionary housing. On January 12, 2021, the City Council received a presentation on inclusionary housing and provided staff and consultant direction on the parameters for testing feasibility.

Community Workshop (April 7, 2021)

The City conducted a Community Workshop to receive community input on the Revised GPAC Recommended Land Use Plan. A total of 165 participants registered for the meeting. The community was generally concerned about the significant number of units that the City is mandated to plan for. There was strong emphasis from community members to distribute the new units throughout the City.

Social PinPoint (April 7 – April 11, 2021)

Prior to the April 15, 2021 Planning Commission meeting, the City collected community input via Social Pinpoint between April 7 and April 11, 2021. Overall, 349 comments were collected via Social PinPoint on the Revised Land Use Plan, with the majority of the comments focusing on the residential and mixed use designations. The need to distribute housing throughout the City was emphasized.

Planning Commission Meeting (April 15, 2021)

The Planning Commission received public input on the Revised GPAC Recommended Land Use Plan and worked on balancing community input and achieving the RHNA. The Planning Commission provided recommendations for consideration by the City Council, including increasing density at specific locations and adding sites to the Residential Overlay.

City Council Meetings (April 20, May 4, May 18, and June 15, 2021)

The City Council considered the Housing Element, RHNA, and adequate sites requirements over multiple meetings. The April 20 meeting was dedicated on receiving public input. After consideration of extensive community input, the Council provided staff direction on the strategy for achieving RHNA. On June 15, 2021, the Council was presented a summary of the sites strategy for RHNA and an overview of housing programs to be included in the Draft Housing Element.

Planning Commission Meeting (September 16, 2021)

The City conducted a meeting before the Planning Commission to review the revised Draft Housing Element that responded to comments from HCD.

City Council Meeting (October 5, 2021)

The City Council conducted a public hearing to receive public input and adopted the Housing Element. At the meeting, the City emphasized that the Housing Element is a policy document and adoption of the Housing Element does not authorize construction or redesignate/rezone properties identified in the sites inventory. Therefore a Negative Declaration was determined to be an appropriate level of CEQA clearance. The City will be conducting an Environmental Impact Report (EIR) when the Land Use Element with the recommended land use plan changes are processed.

City Council Meeting (February 1, 2022)

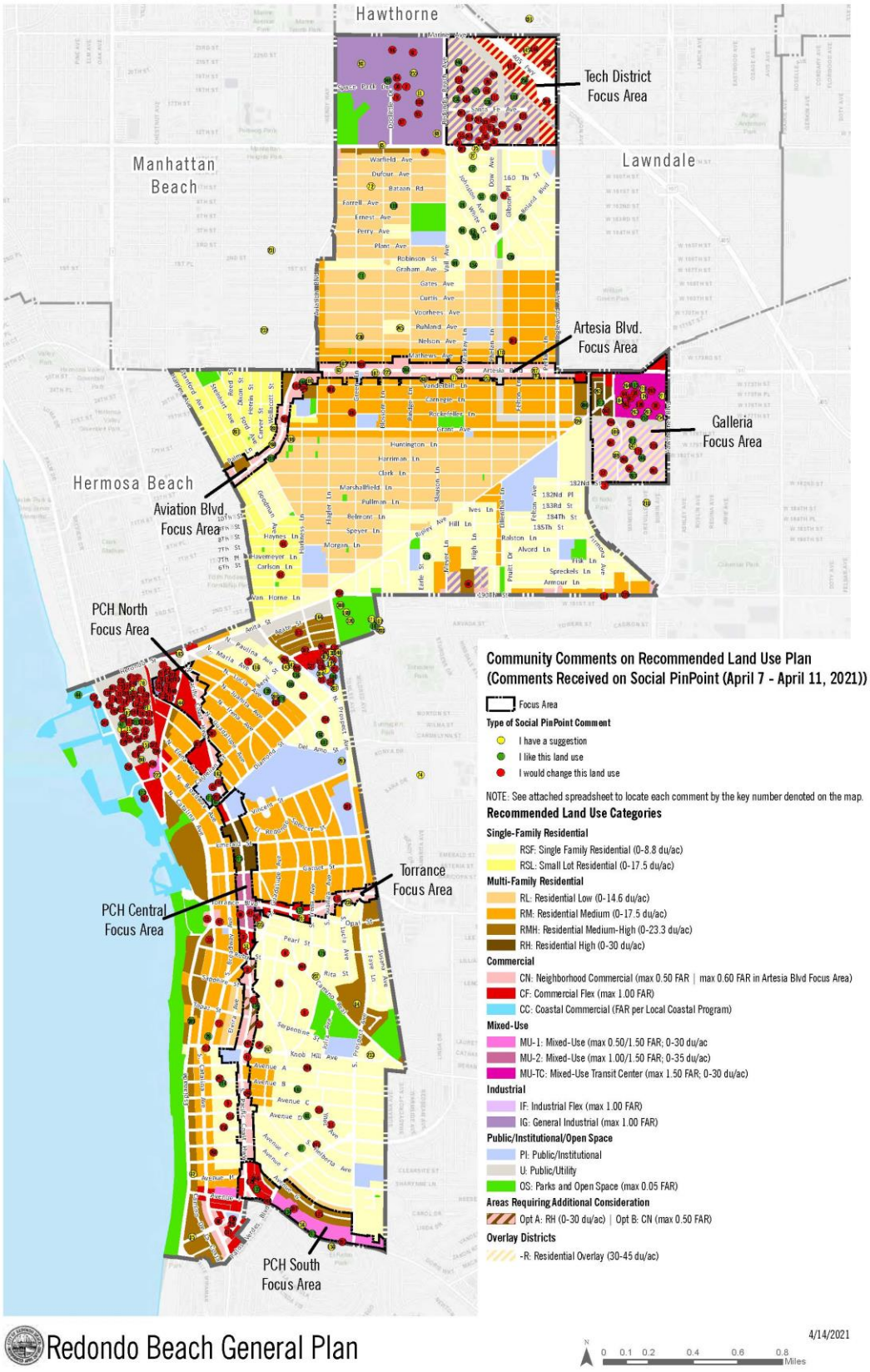
The City Council conducted a public hearing to receive public input and adopted the revised Housing Element. In addition, the City's outreach program noted above, local housing advocates and agencies and individuals who had previously commented on the Housing Element were invited to attend the February 1, 2022 public hearing.

City Council Meeting (February 8, 2022)

The City Council continued the February 1, 2022 public hearing to February 8, 2022 in order to receive additional public input before adopting the revised Housing Element. As noted under the February 1, 2022 meeting listed above, the City invited local housing advocates and agencies and individuals who had previously commented on the Housing Element to attend the public hearing.

City Council Meeting (July 5, 2022)

Summary to be provided.


Hawthorne
Tech District Focus Area
Manhattan Beach
Lawndale
Artesia Blvd. Focus Area
Galleria Focus Area
Hermosa Beach
Aviation Blvd. Focus Area
PCH North Focus Area
Torrance Focus Area
PCH Central Focus Area
PCH South Focus Area
Community Comments on Recommended Land Use Plan
(Comments Received on Social PinPoint (April 7 - April 11, 2021))
Focus Area
Type of Social PinPoint Comment
I have a suggestion
I like this land use
I would change this land use
NOTE: See attached spreadsheet to locate each comment by the key number denoted on the map.
Recommended Land Use Categories
Single-Family Residential
RSF: Single Family Residential (0-8.8 du/ac)
RSL: Small Lot Residential (0-17.5 du/ac)
Multi-Family Residential
RL: Residential Low (0-14.6 du/ac)
RM: Residential Medium (0-17.5 du/ac)
RMH: Residential Medium-High (0-23.3 du/ac)
RH: Residential High (0-30 du/ac)
Commercial
CN: Neighborhood Commercial (max 0.50 FAR | max 0.60 FAR in Artesia Blvd Focus Area)
CF: Commercial Flex (max 1.00 FAR)
CC: Coastal Commercial (FAR per Local Coastal Program)
Mixed-Use
MU-1: Mixed-Use (max 0.50/1.50 FAR; 0-30 du/ac
MU-2: Mixed-Use (max 1.00/1.50 FAR; 0-35 du/ac)
MU-TC: Mixed-Use Transit Center (max 1.50 FAR; 0-30 du/ac)
Industrial
IF: Industrial Flex (max 1.00 FAR)
IG: General Industrial (max 1.00 FAR)
Public/Institutional/Open Space
PI: Public/Institutional
U: Public/Utility
OS: Parks and Open Space (max 0.05 FAR)
Areas Requiring Additional Consideration
Opt A: RH (0-30 du/ac) | Opt B: CN (max 0.50 FAR)
Overlay Districts
-R: Residential Overlay (30-45 du/ac)
Redondo Beach General Plan
4/14/2021
0 0.1 0.2 0.4 0.6 0.8 Miles

Notice of Availability of the Draft Housing Element

The City issued a Notice of Availability on July 7, announcing the availability of the Draft Housing Element for review. The City prepared a flyer in English and Spanish to announce the availability of the Draft Housing Element for public review. The flyer was sent to agencies and organizations that serve low and moderate income residents and those with special needs, market-rate and affordable housing developers, affordable housing projects and mobile home parks, among other community groups.

During the Housing Element development and approval processes, the City had received numerous comments from property owners, developers, residents, and housing advocates. , The City has prepared summary responses to these comments, to be finalized at time of final adoption of the Housing Element and incorporated as an attachment to the Housing Element."

Appendix D: Affirmatively Furthering Fair Housing

D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

D.2 Assessment of Fair Housing Issues

A. Fair Housing Enforcement and Outreach

Fair Housing Programs

The City of Redondo Beach contracts with the Housing Rights Center (HRC) for fair housing services. The Housing Rights Center investigates and resolves discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles. The City of Redondo Beach provides links to all of the Housing Rights Center's brochures on their Fair Housing Informational city web page, which include information on rights of households with different characteristics such as disability and family size/type, as well as providing information for landlords.

Between 2018 and 2021, the HRC served 283 Redondo Beach residents (Table D-1). Out of the all the residents served a majority of the clients identified as being non-Hispanic. As well as the HRC, HUD maintains a record of all housing discrimination complaints filed in local

jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. According to the Regional AI, from October 1, 2014 to September 30, 2019, 968 fair housing complaints in Los Angeles County were filed with HUD. Around 1 percent (9 cases) were filed by Redondo Beach residents. In the County and the City of Redondo Beach, disability-related discrimination was the most commonly reported, six comprising of Redondo Beach complaints. The specific reports used in the Regional AI are not available.

Table D-1: Residents in Redondo Beach Served by the HRC	
Total Residents	**283**
Hispanic	24
Non-Hispanic	259
Source: The Housing Rights Center, FY 2018-2021.	

Reports for Redondo Beach were obtained from the Housing Rights Center:

- FY 2018:
  - Discrimination inquiries - 10 on physical disabilities, 1 on familial status, 1 on gender, and 2 on mental disabilities
  - Disposition [5] – 9 cases were counseled, 3 were pending, 1 was referred to HUD FHEO or State DFEH, and 1 case was opened
- FY 2019:
  - Discrimination inquiries - 5 on physical disabilities and 2 on mental disabilities
  - Disposition – 6 cases were counseled and 1 was pending
- FY 2020:
  - Discrimination inquiries – 10 on physical disabilities, 3 on mental disabilities, 2 on general information, and 1 on source of income
  - Disposition – 13 cases were counseled, 1 was pending, 1 was referred to HUD FHEO or State DFEH, and 1 case was opened

As shown, disabilities are the leading bases for discrimination. This is fairly consistent with regional trends.

The City of Redondo Beach advertises fair housing services through placement of fair housing service brochures at public counters and provides a link to the HRC and all of the available brochures on the City's website. Based on staff input outreach information could be better distributed or provided in more forms of media to reach more of the City's growing and aging population. To address this, the City has co-hosted Housing Rights Workshops, and will continue to partner with HRC on such programs.

[5] Housing Rights Center reports do not provide a tracking of the disposition on a case-by-case basis, only a status update in the year end report. Cases opened in one year and resolved in another year are not included in its reports to the cities. Also pending cases are not reported with updated status.

Furthermore, City staff would also benefit from fair housing training from HRC. An action is included in the Housing Element to require housing staff attend a fair housing education workshop at least every other year.

Homelessness Programs

In 2012, the Redondo Beach Police Department conducted a comprehensive survey of its homeless population, The goal of the survey was to improve public safety and increase the City's knowledge of this diverse population. The survey spotlighted an even greater population of persons experiencing homelessness, with more complex needs than what was previously believed.

In 2014, the City Manager formed a Homeless Task Force comprised of residents of Redondo Beach. The mission of the task force was to find collaborative ways to respond to the challenges faced by those experiencing homelessness, as well as residents, neighborhoods, businesses, schools, nonprofits, churches, and safety agencies. Under the direction of the City Manager, the Task Force made several recommendations, a key component of which was the need to contract with a coordinated outreach provider to ensure that all available services were accessible to those experiencing or at risk of homelessness.

PATH (People Assisting the Homeless) was identified as a sole source provider with an extensive industry network, trained staff, and a methodology for working with public agencies to address homelessness issues. PATH had previously been selected by the South Bay Cities Council of Governments (SBCCOG) to work with all SBCCOG member cities on homelessness. PATH brings over 30 years of experience to end homelessness for individuals, families, and communities.

The City's homeless population has steadily increased each year, with a corresponding increase in calls for Police and Fire Department services. The increae is partially related to the recent spate of prison release policies at the State level. Public Safety expense analyses for homeless related service calls have estimated annual costs of $230,000 for Police and $100,000 for Fire.

Although the demands on Public Safety have increased, the advantage of the partnership with PATH is that the interactions with persons experiencing homelessness can be tailored to their specific needs and that a case file can be started to align a customer with all available services and potential benefits, with the goal of placing the individual into transitional and/or permanent housing. PATH continues to expand on cooperative outreach with local faith-based organizations, such as Harbor Interfaith Services.

Yet, with the continued growth in the homeless population, and logistical complexities with PATH and the faith-based organizations connecting persons experiencing homelessness with the programs they need due to the transient nature of daily activities, in 2019 the Redondo Beach City Council determined that additional resources and strategies needed to be implemented.

An Enhanced Response Pilot Program was initiated by the City in June 2019 as an response to the impact of homelessness not only on individuals experiencing homelessness but also on

residents and the local community. The City sought a variety of creative and novel efforts ranging from innovative policing, amending the municipal code, and utilizing the criminal justice system as tools to minimize impacts on the community while striving towards the goal of housing homeless defendants. With the COVID-19 emergencies since 2020, there has been additional need to provide safe care and housing for those experiencing homelessness.

To further the effectiveness of the Redondo Beach Enhanced Response to Homelessness Pilot Program, in 2020 City Council authorized numerous creative initiatives, such as the following:

- Homeless Court. Homeless Court assists people experiencing homelessness who suffer from mental illnesses, struggle with substance abuse and addiction, and commit crimes of opportunity. The housing navigators and services brought to Homeless Court assist such individuals to curtail the criminal cycle of drug, alcohol, quality of life, and theft offenses by meeting misdemeanor defendants in Los Angeles County on designated "Homeless Court" dates to offer accessible community services and legal services. These services aim to get defendants housing ready and eventually permanently housed in order to graduate from Homeless Court and get their criminal charges dismissed. CDBG funds cover personnel and non-personnel costs.
- Mental Health Treatment Program. A significant percentage of the Homeless individuals who end up in criminal court have underlying chronic mental health conditions. Mental health treatment is vital and often necessary to get a homeless individual "Housing Ready." The available treatment facilities are frequently overwhelmed with patients or they are otherwise difficult for homeless defendants to access. Since the inception of Enhanced Response to Homelessness Pilot Program it has been understood that access to Mental Health Services would be an important part of the program. Fortunately, the City has located a willing partner to address this unmet need. Clear Recovery Center is a South Bay based mental health treatment and substance abuse treatment provider that provides a full continuum of care. Their treatment is individualized, evidence-based and age-specific in order to give their clients the best possible chance at long term recovery. They pride themselves on their expert clinical team who is highly skilled in the latest in evidence-based treatments and therapies. Clear Recovery Center has offered to donate $5,000 per month of professional clinical services for a mental health treatment program to assist the homeless. Additionally, the City has continued seek additional funding to purchase additional hours of counseling depending on the demand for these services.
- Transitional Housing. Transitional or bridge housing brings stabilization to people experiencing homelessness and helps them acclimate to a more structured lifestyle that will allow them to take the necessary steps towards permanent housing. Redondo Beach instituted bridge housing, in the design of Pallet Shelter housing, in December of 2020. These Pallet Shelters are individual temporary homeless structures (15 structures total), located at 1521 Kingsdale Avenue in Redondo Beach on the lot where the City's Transit Center is being constructed in the northern part of the City. The Pallet Shelters were initially jointly funded for 6 months by the City of Redondo Beach and the County using Community Development Block Grant funds. In June

2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

- Permanent Supportive Housing. The State of California established a program for funding for various housing projects through the Project Homekey program. Century Housing Corporation, a nonprofit housing development organization, is partnering with Los Angeles County as a co-applicant for funding to acquire and renovate a hotel site in south Redondo Beach for permanent supportive housing. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. The application for funding was awarded, as announced by the State on March 15, 2022. Funding will be used to develop 20 units of affordable housing in the form of permanent supportive housing.

On April 13, 2021, the Mayor and City Council voted to make the Enhanced Response to Homelessness Pilot Program permanent and to remain under the City Attorney's Department for the next four years.

B. Integration and Segregation

1. Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 ACS, approximately 60 percent of Redondo Beach's population were non-Hispanic Whites, compared to 65 percent in 2010. The City's population is becoming slightly more racially/ethnically diverse with the proportion of Asian (up 4 percent) and Black (up 2 percent) residents increasing. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. Figure D-1 shows racial/ethnic concentrated block groups from in 2010 and Figure D-2 shows them in 2018. Consistent with the increase Citywide, most block groups in Redondo Beach have seen an increase in racial/ethnic minority populations since 2010. Areas directly surrounding the City have grown substantially in racial/ethnic minorities. The City of Lawndale has seen some of the highest growths of minorities populations in the surrounding region since 2010.

Redondo Beach's proximity to the coast/beach and more recent/new developments with much higher land values result in different conditions than in Lawndale and Torrance. Additionally, with respect to zoning, the up zoning from R-1 of the north Redondo neighborhoods to R-2 and R-3 has resulted in turnover/redevelopment of properties in recent past and therefore contributes to higher land values. These higher land values and the attached higher cost of living has resulted in lower proportions of low and moderate income minority households than surrounding cities.

Figure D-1: Racial/Ethnic Minority Concentrations (2010)

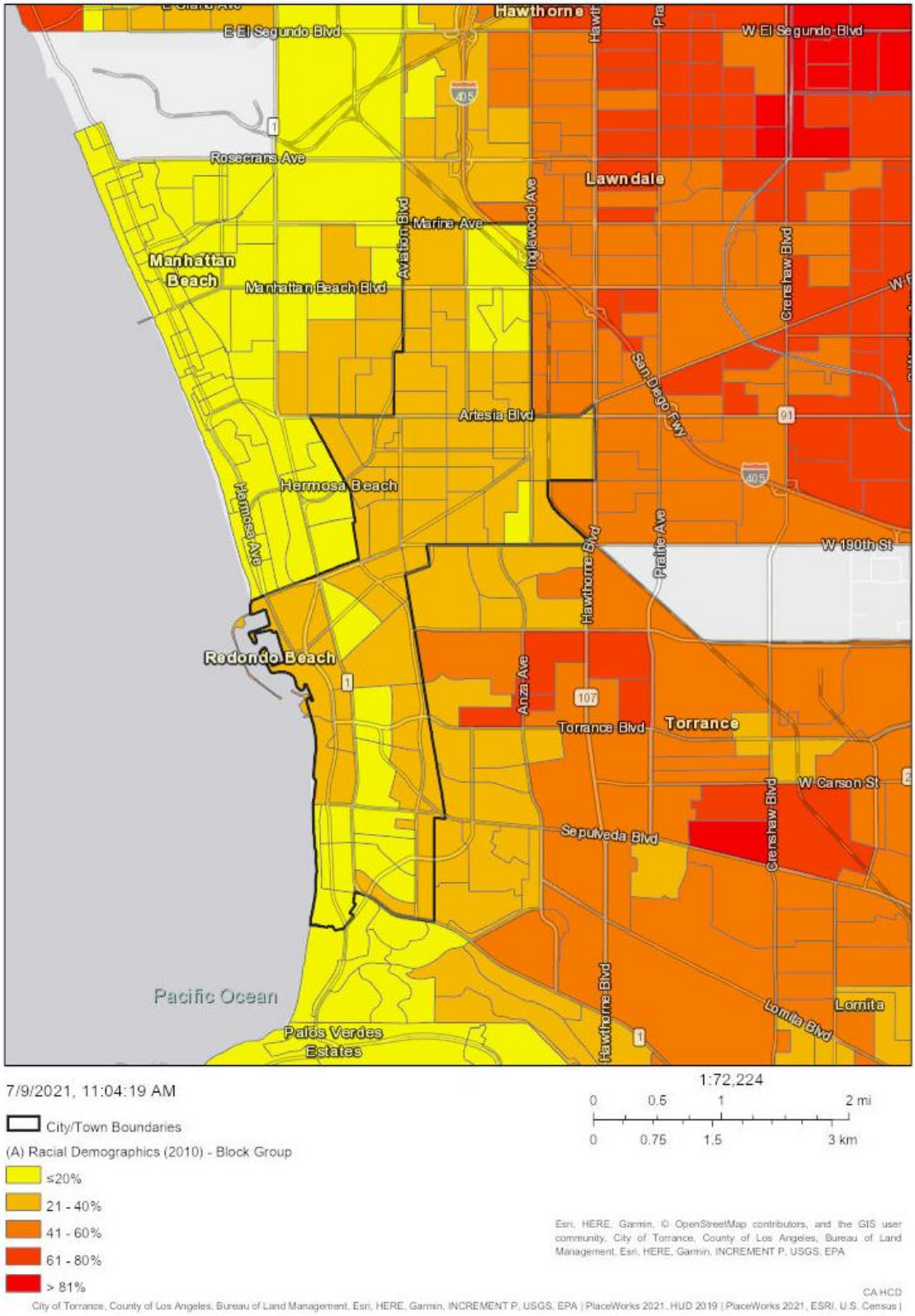
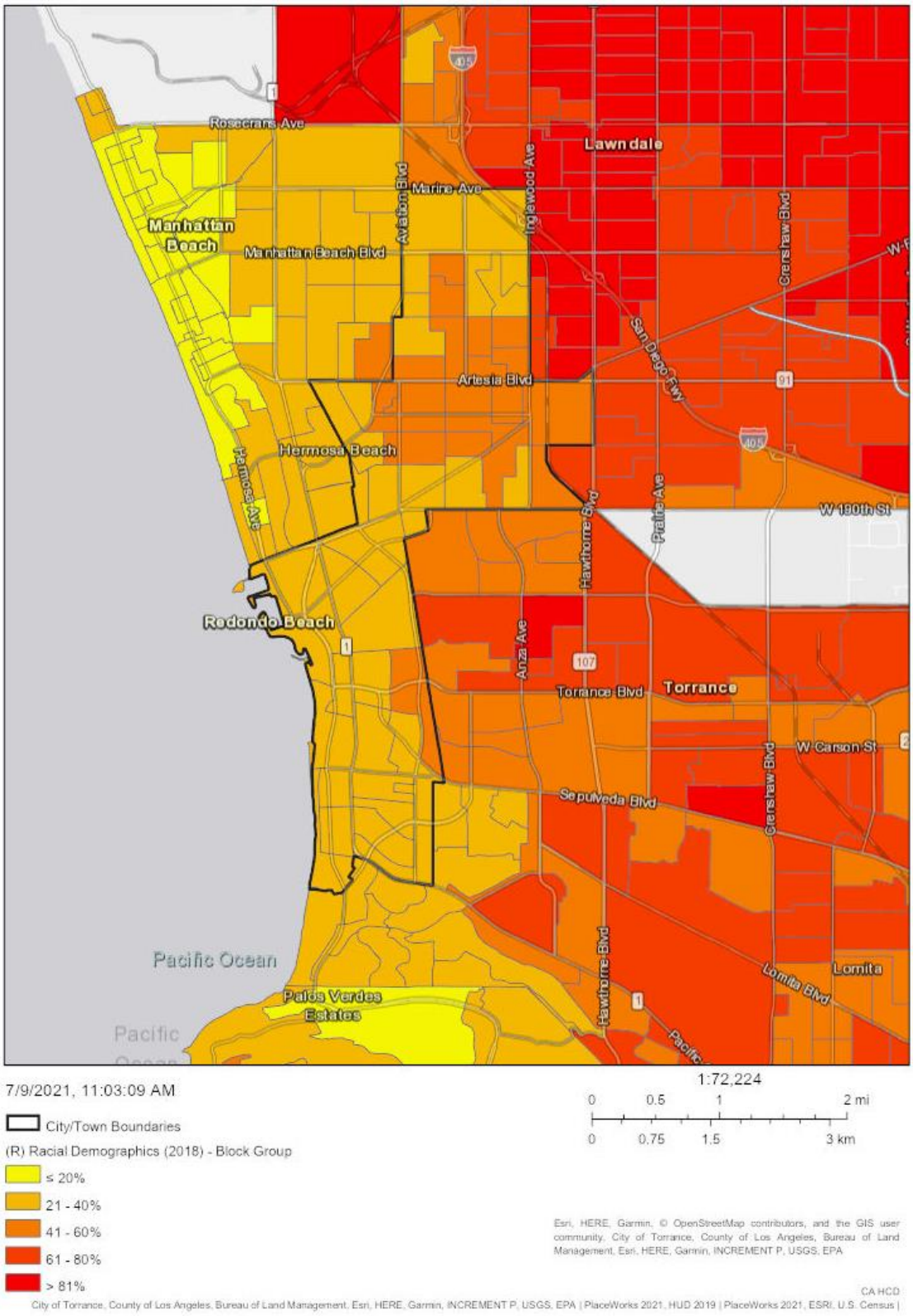


Figure D-2: Racial/Ethnic Minority Concentrations (2018)



HUD tracks racial or ethnic dissimilarity [6] trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Redondo Beach and the Los Angeles County region from 1990 to 2020 are shown in Table D-2. Dissimilarity between non-White and White communities in Redondo Beach and throughout the Los Angeles County region has worsened since 1990. In Redondo Beach, dissimilarity between Black/White, Hispanic/White and Asian or Pacific Islander/White communities has worsened. In the County the dissimilarity between Black/White communities has improved. Based on HUD's index, segregation in Redondo Beach is very low compared to Los Angeles County as a whole.

Table D-2: Racial/Ethnic Dissimilarity Trends

	1990 Trend	2000 Trend	2010 Trend	Current
Redondo Beach, CA				
Non-White/White	10.40	12.93	10.62	13.58
Black/White	14.67	13.62	14.56	22.48
Hispanic/White	11.05	15.44	13.24	15.74
Asian or Pacific Islander/White	11.22	10.98	9.09	13.05
Los Angeles-Long Beach-Anaheim, CA Region (County)				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78

Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.

Most of the City's block groups have a minority population between 21 and 40 percent (Figure D-2). The City identified about 45 percent of its RHNA units in block groups with a 21-40 percent minority concentration. Table D-3 shows that a higher proportion of the overall RHNA units are distributed in block groups with a slightly higher minority concentration (41-60 percent). These block groups account for 55 percent of the RHNA. While a higher proportion of lower income RHNA units are located in areas with higher minority concentration, these sites are located along the City's commercial corridors, with access to transit and services. Furthermore, the City also offers ample opportunities for recycling lower density uses into higher intensity uses in moderate density R2 and R3 neighborhoods.

As discussed in the Executive Summary, recent housing development projects in the City have been distributed throughout the community. During previous decades of rezoning, a lot of density had been added to south Redondo Beach already. The City's strategy for RHNA is

[6] Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

intended to help balance the growth between north and south Redondo Beach. By introducing a range of densities and locations for high density housing, and through the pending inclusionary housing policy, the City expects more diverse housing options to promote housing mobility among existing and future residents. This RHNA sites strategy is expected to help disperse the concentration of minority population.

The distribution of the sites for the inventory This distribution can be seen in relation to minority concentration by block group in Figure D-3. The proposed February 2026 amendment to the General Plan would have minimal impact on the distribution of RHNA units by racial/ethnic minority population from the initially adopted Housing Element. The new sites inventory based on the proposed amendment is reflected in the table below.

Table D-3: RHNA Unit Distribution by % Minority Concentration

% Minority Concentration	Lower	Moderate	AM	Total Units
<= 20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	43.3%	58.9%	44.9%	47.8%
41 - 60%	56.7%	41.1%	55.1%	52.2%
61 - 80%	0.0%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1375	683	508	2566

Figure D-3: RHNA Unit Distribution by % of Minority Concentration – North of 190th

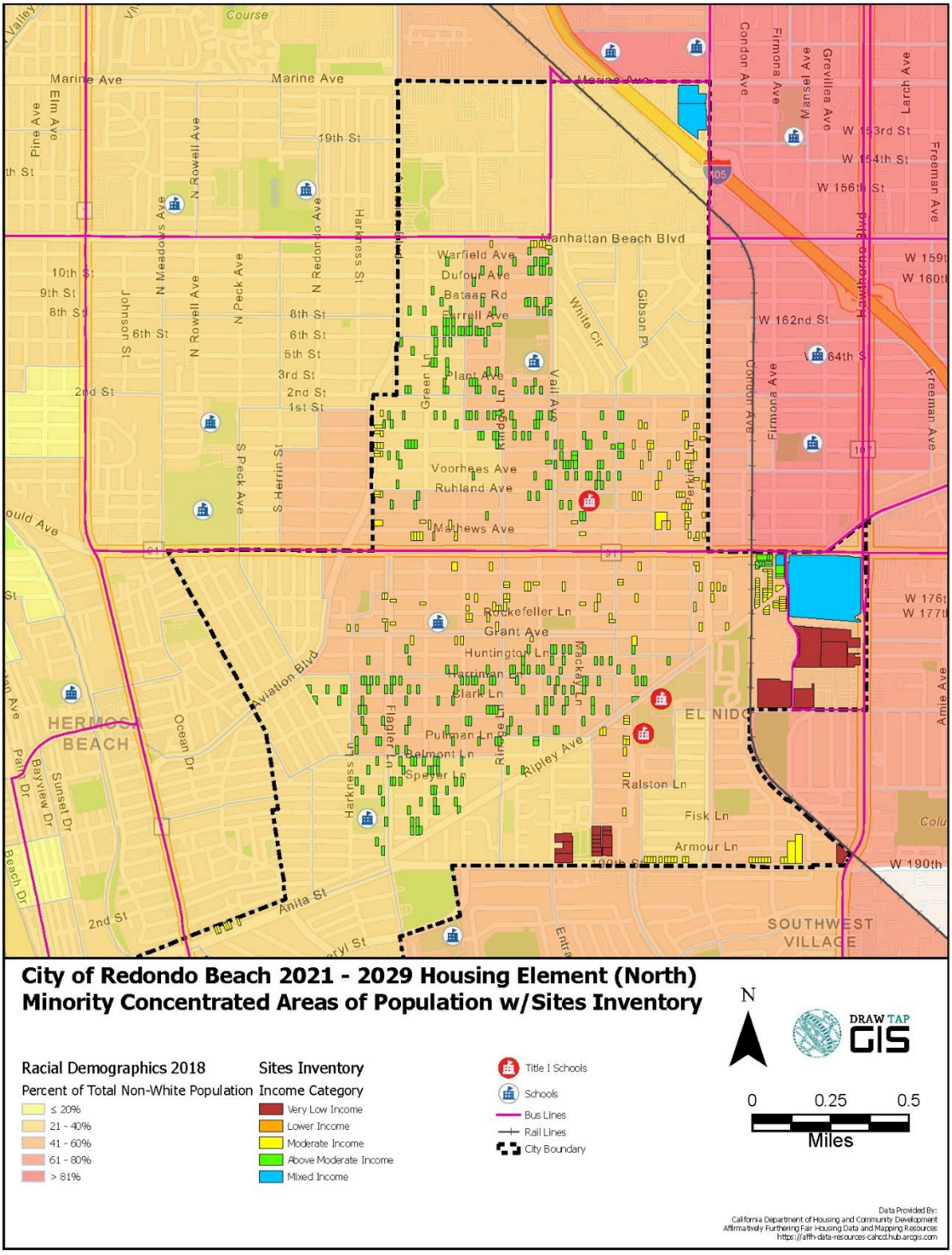
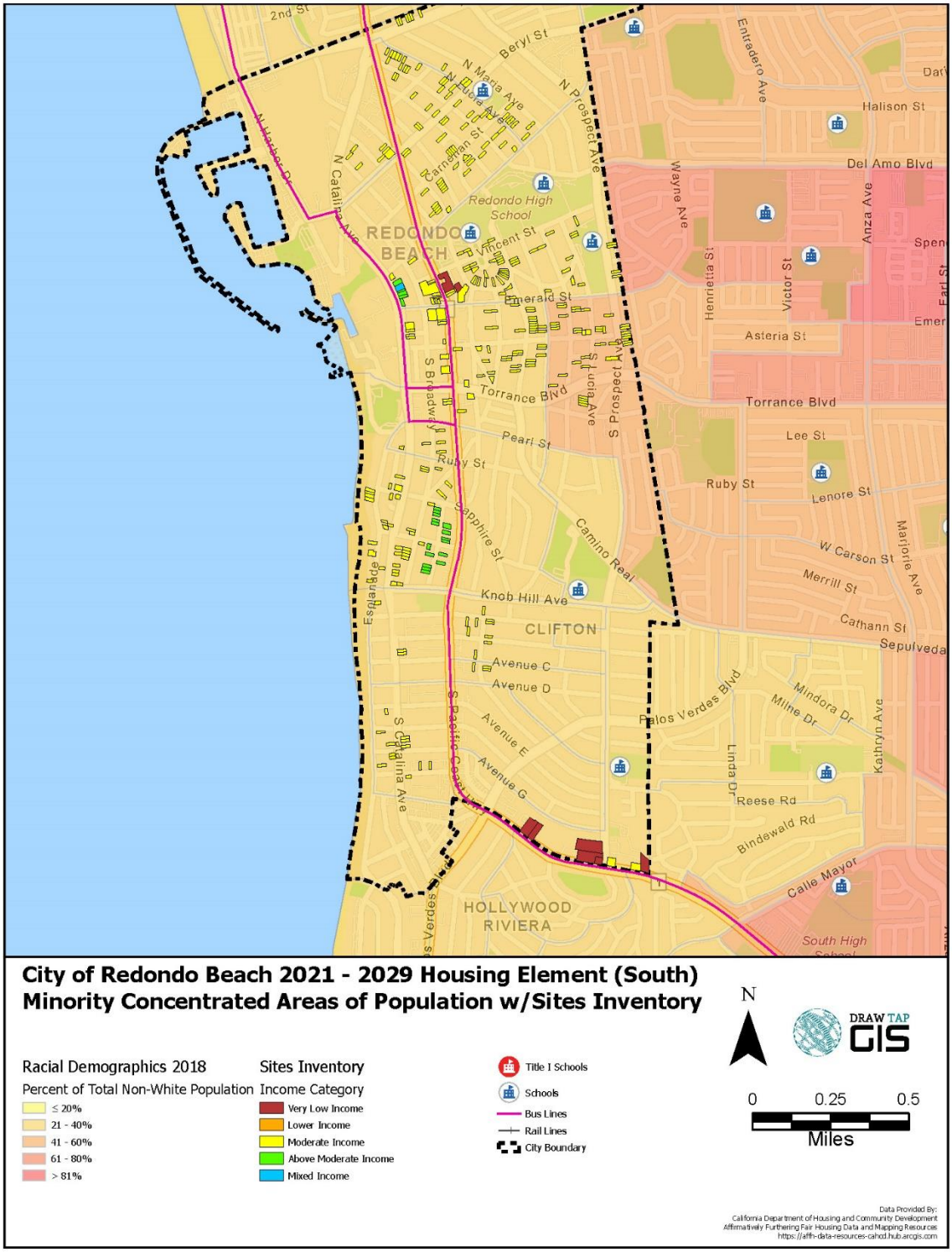


Figure D-4: RHNA Unit Distribution by % of Minority Concentration – South of 190th



2. Persons with Disabilities

According to 2015-2019 ACS data, disabled persons make up approximately 6.5 percent of the population in Redondo Beach. Between 2015 and 2019, 45 percent of the City's population with disabilities was made up of residents aged 65 and older, while 51 percent were aged 18 to 64. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent. In Los Angeles County, about 15 percent of the population has a disability. The 2021 County Health Rankings in Figure D-5 show that in the region surrounding the City, concentrations of persons with disabilities range between 10 and 20 percent per tract to 20 and 30 percent. In the community of Westmont and in Long Beach, there are aa few tracts with higher percentages of persons with disabilities. Within Redondo Beach, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from 10 to 20 percent (Figure D-6).

Redondo Beach's RHNA units are not disproportionately concentrated in areas that have more persons with disabilities as all tracts in the City have 10 to 20 percent of the population being persons with a disability.

The housing needs of disabled persons in Redondo Beach are of particular importance because as a built-out community, about 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during this Housing Element planning period. Therefore, the majority of the City's housing stock does not comply with the Americans with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Figure D-5: Percent Population with Disabilities in the Region

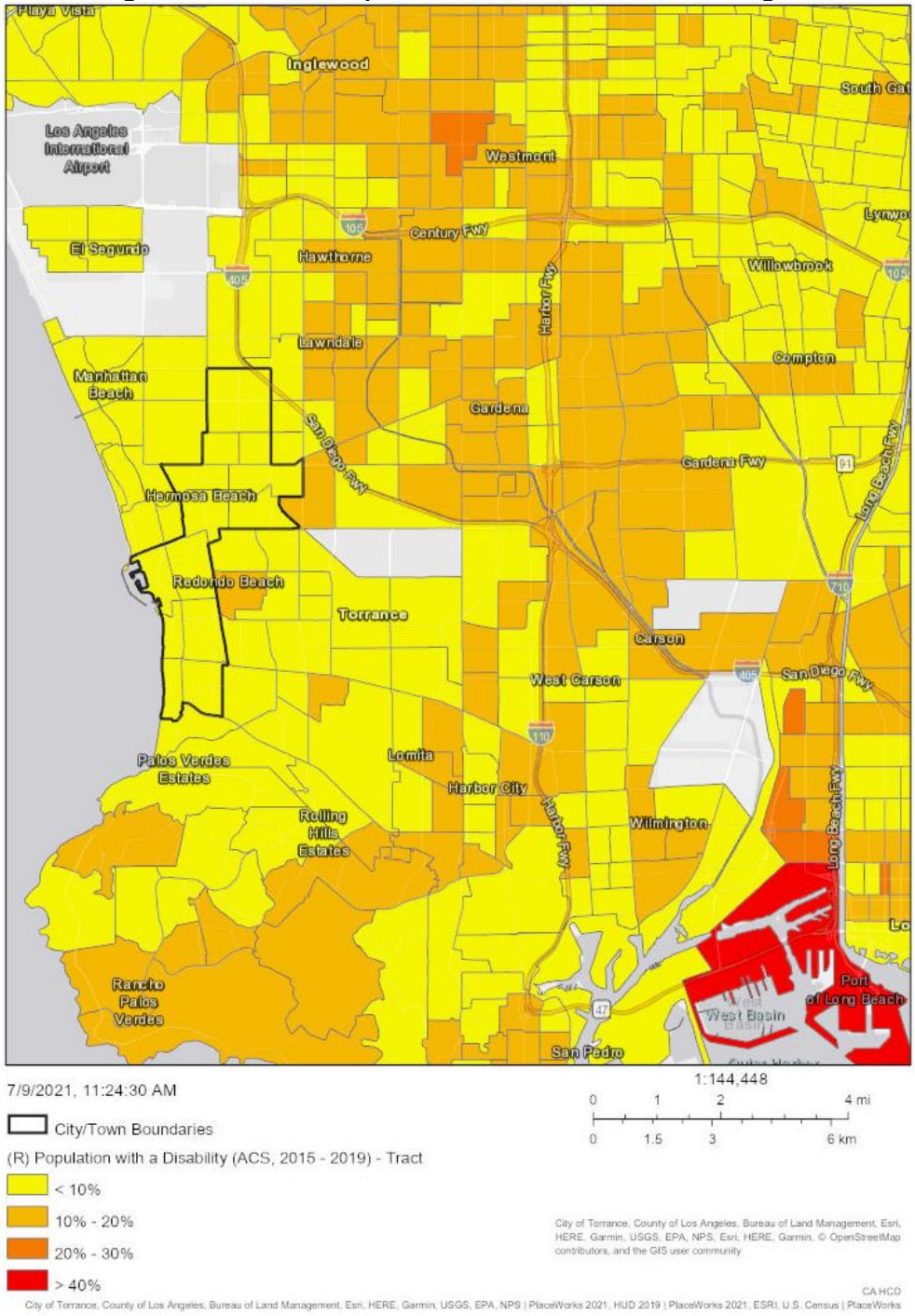


Figure D-6: Percent Population with Disabilities in Redondo Beach and Distribution of RHNA – North of 190th

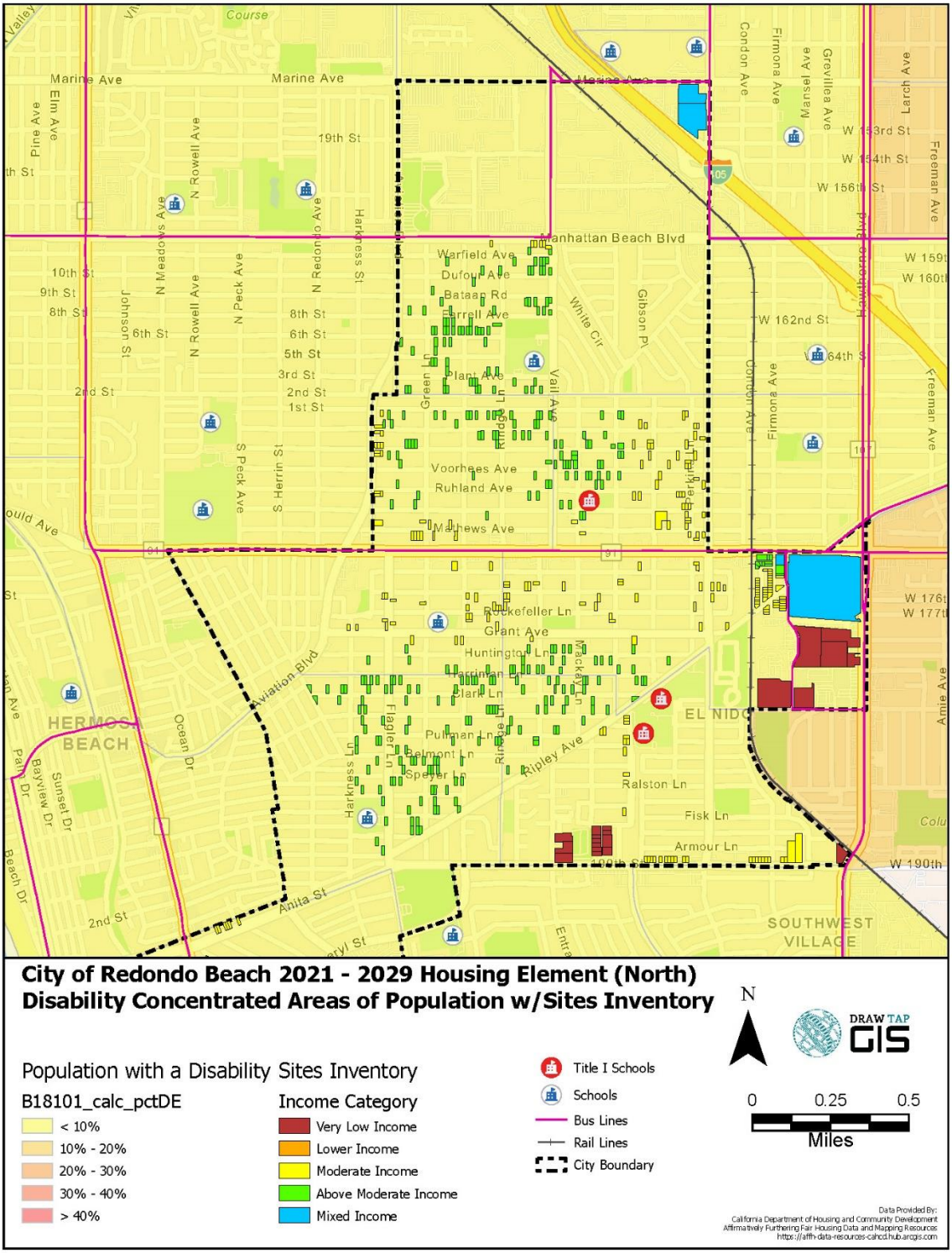
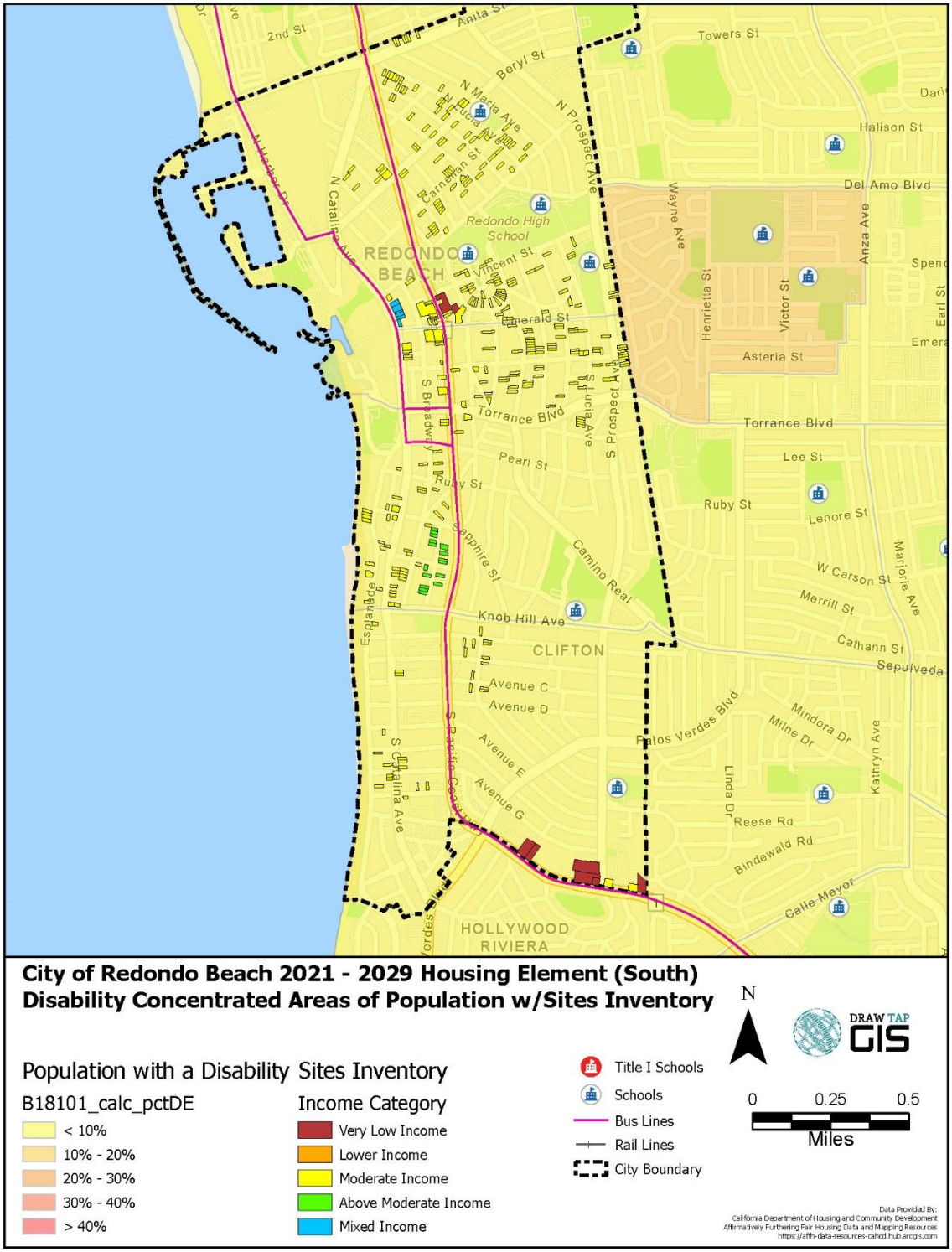


Figure D-7: Percent Population with Disabilities in Redondo Beach and Distribution of RHNA – South of 190th



3. Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. According to the HCD AB686/AFFH data tool maps (Figure D-8), there are a few areas with a small concentration of households with adults living alone in the City. Adults living with their spouse are spread evenly throughout the City, where the population of adults living with their spouse is 20 to 40 percent in the majority of the City (Figure D-9).

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. As shown in Table D-4, 29 percent of Redondo Beach households are families with children. The City's share of families with children is slightly higher that the County overall. According to the HCD AFFH map in Figure D-10, children in married households are very spread out through the City. The percent of households with children in most tracts is above 80 percent, probably due to the housing types available. The City's RHNA units are spread among census tracts with 60 to 80 percent and more than 80 percent of the population being children in married-couple households (Table D-5). A higher proportion of lower income RHNA units are located in areas with lower proportions of families with children. New units can offer a range of housing choices including townhomes, condos, and apartments, with the opportunity to diversify the existing neighborhoods by introducing younger households, which may not have children and are of lower incomes. Higher density housing offers opportunities for more affordable housing options.

Table D-4: Household Characteristics

Jurisdiction	% Families	% Families with Children	% Female-Headed Households with Children
Redondo Beach	60.9%	29.0%	7.6%
Los Angeles County	66.6%	28.2%	6.4%

Source: 2015-2019 ACS.

Table D-5: RHNA Unit Distribution by % Children in Married-Couple Households

% Children in Married-Couple HH	Lower	Moderate	AM	Total Units
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	71.2%	32.1%	55.3%	57.9%
> 80%	28.8%	67.9%	44.7%	42.1%
Total Units	1,458	683	646	2,787

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Redondo Beach, female headed households with children are not concentrated in any census tracts (Figure D-12). An estimated 12 percent of Redondo Beach households were headed by single parents, with or without children, in 2019. The large majority of the single parent households were headed by females (64 percent). According to the 2015-2019 ACS, five percent of the female-headed households with children had incomes below the poverty level. The City's RHNA sites are all located in the census tracts with less than 20 percent of children in female-headed households (Table D-6). The proposed February 2026 amendment to the General Plan would have minimal impact on the distribution of RHNA units by familial status population from the initially adopted Housing Element. The new sites inventory based on the proposed amendment is reflected in the table below.

Table D-6: RHNA Unit Distribution by % Children in Female-Headed Households

% Children in Female-Headed HH	Lower	Moderate	AM	Total Units
< 20%	100.0%	100.0%	100.0%	100.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1375	683	508	2566

Figure D-8: Percent Population of Adults Living Alone

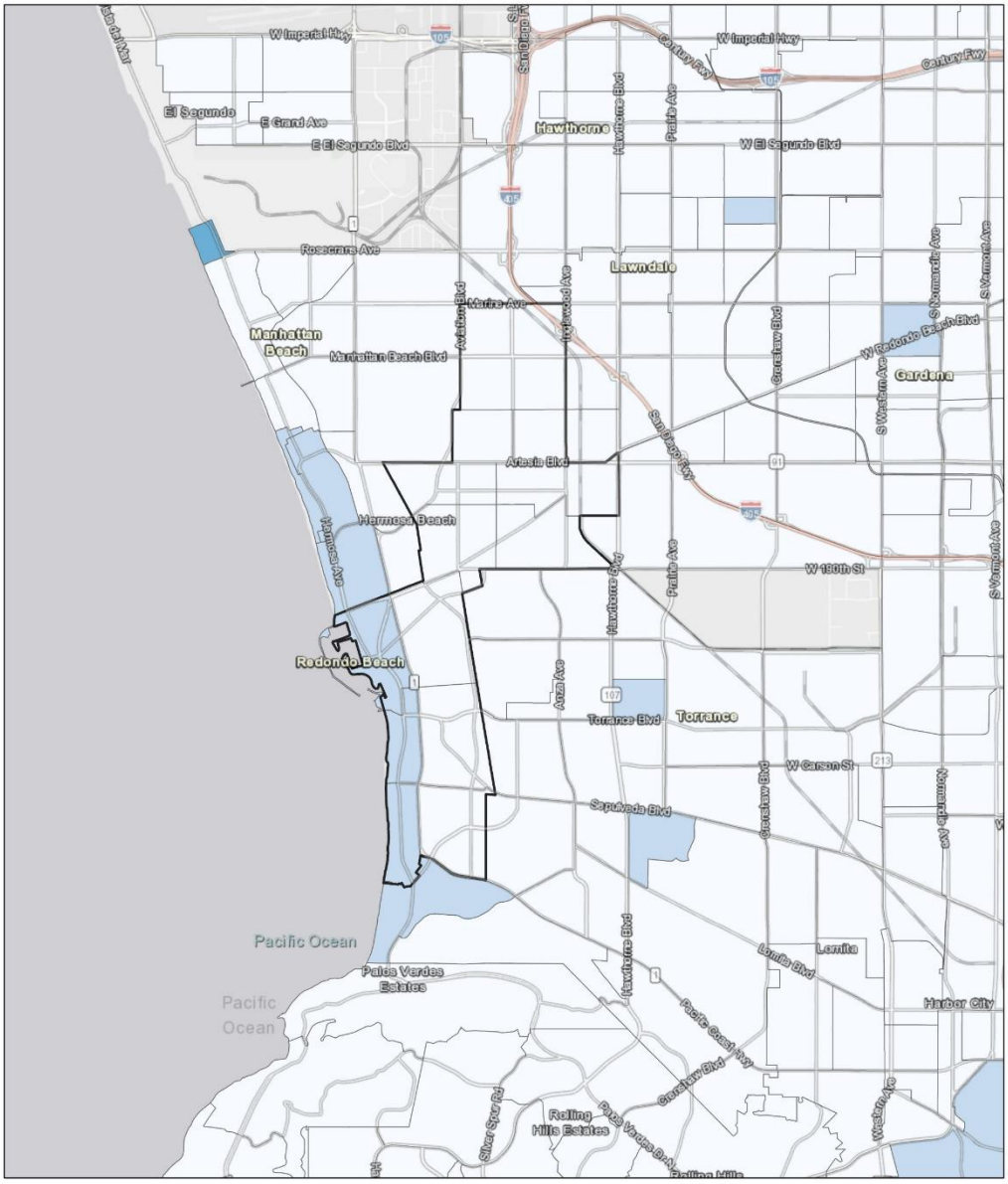


Figure D-9: Percent Population of Adults Living with their Spouse

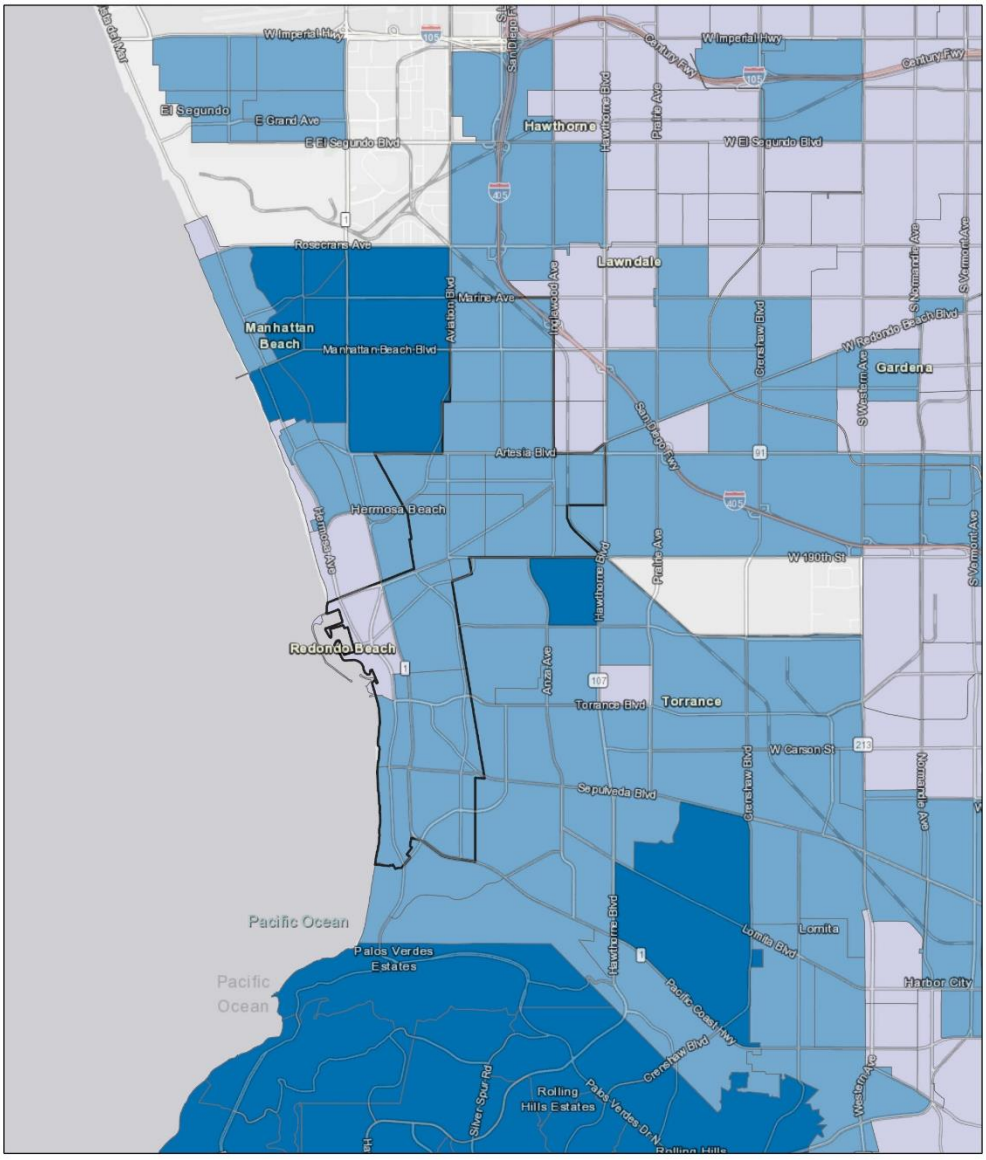


Figure D-10: Percent of Children in Married Couple Households and RHNA Distribution – North of 190th

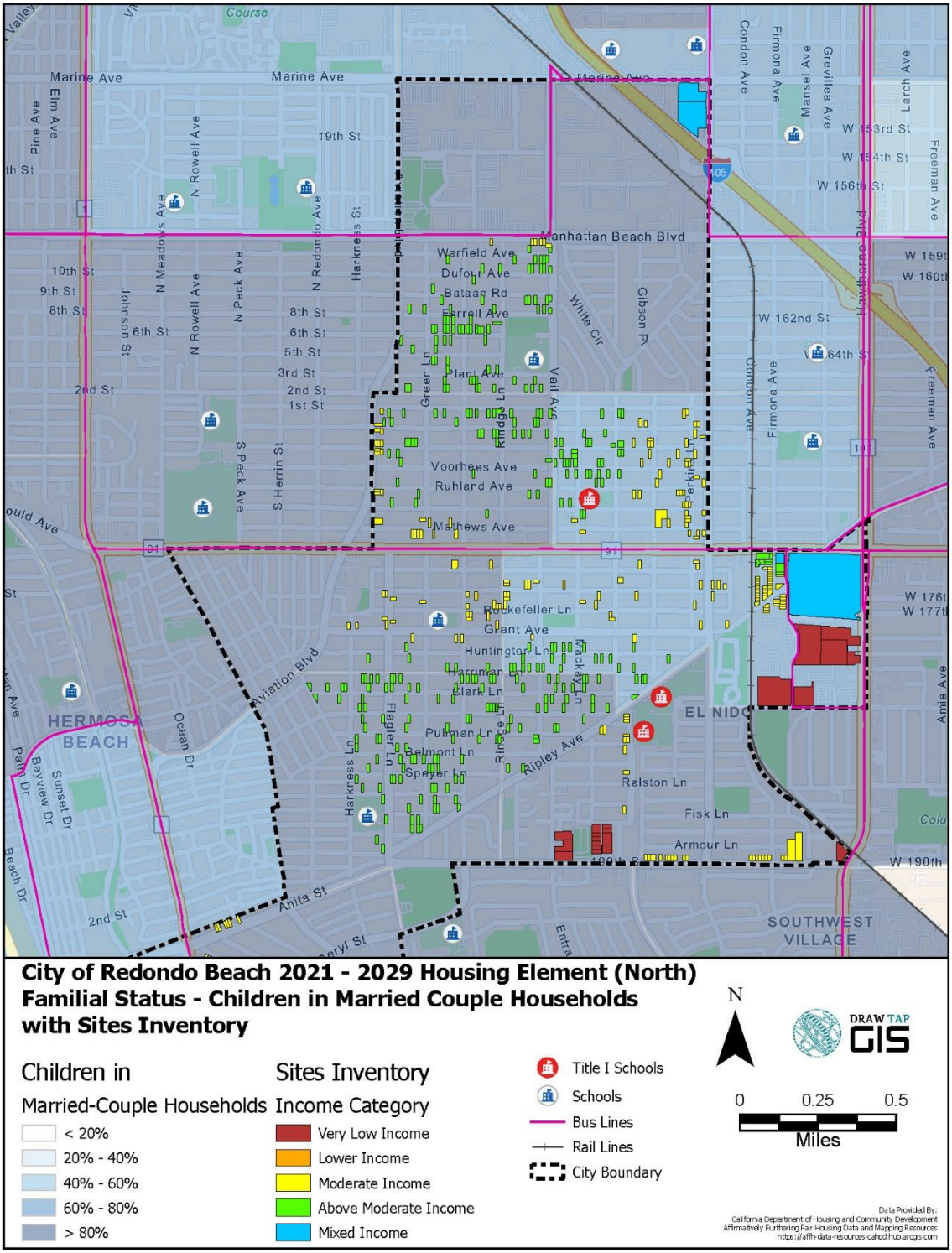


Figure D-11: Percent of Children in Married Couple Households and RHNA Distribution – South of 190th

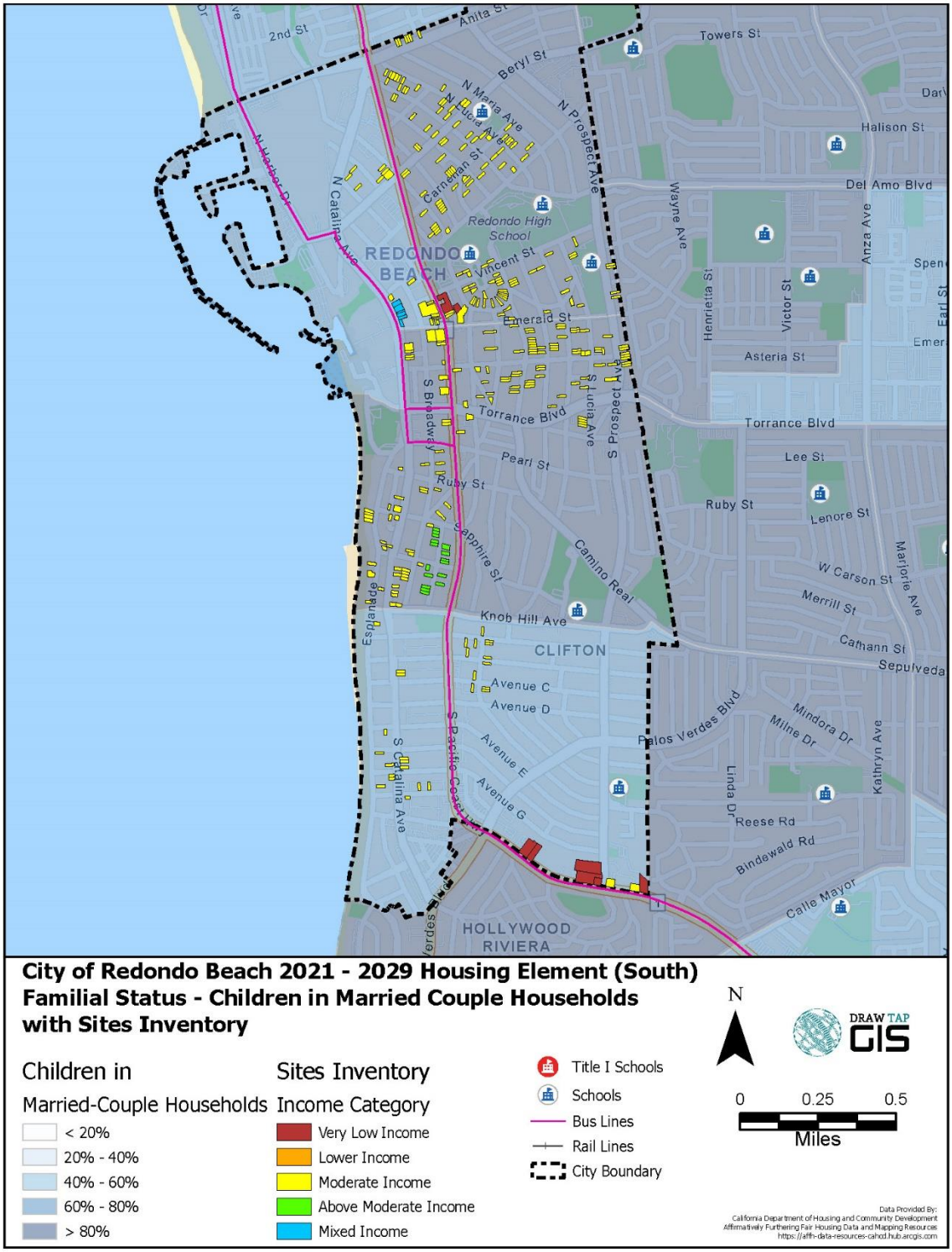


Figure D-12: Percent of Children in Single Female-Headed Households and RHNA Distribution – North of 190th

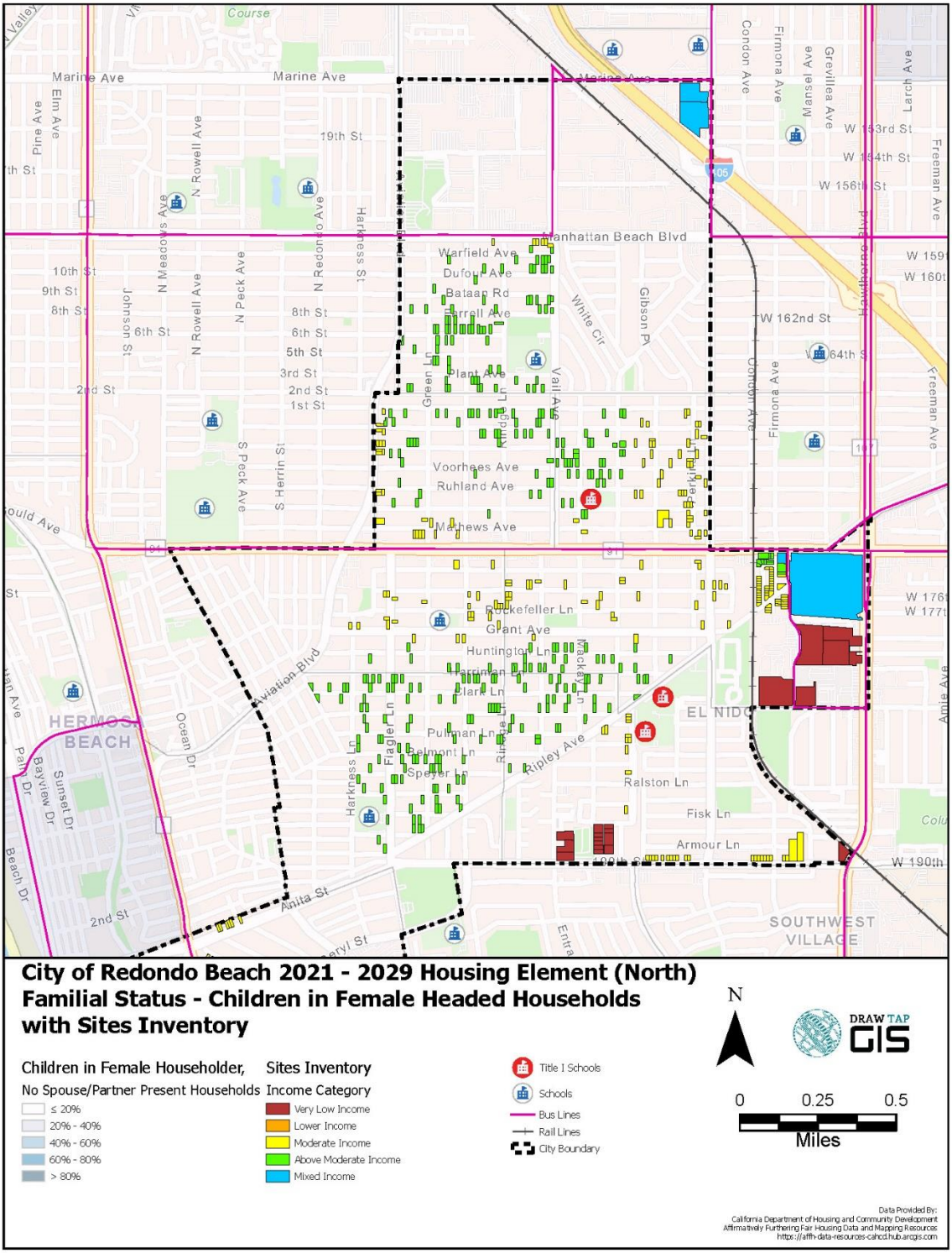
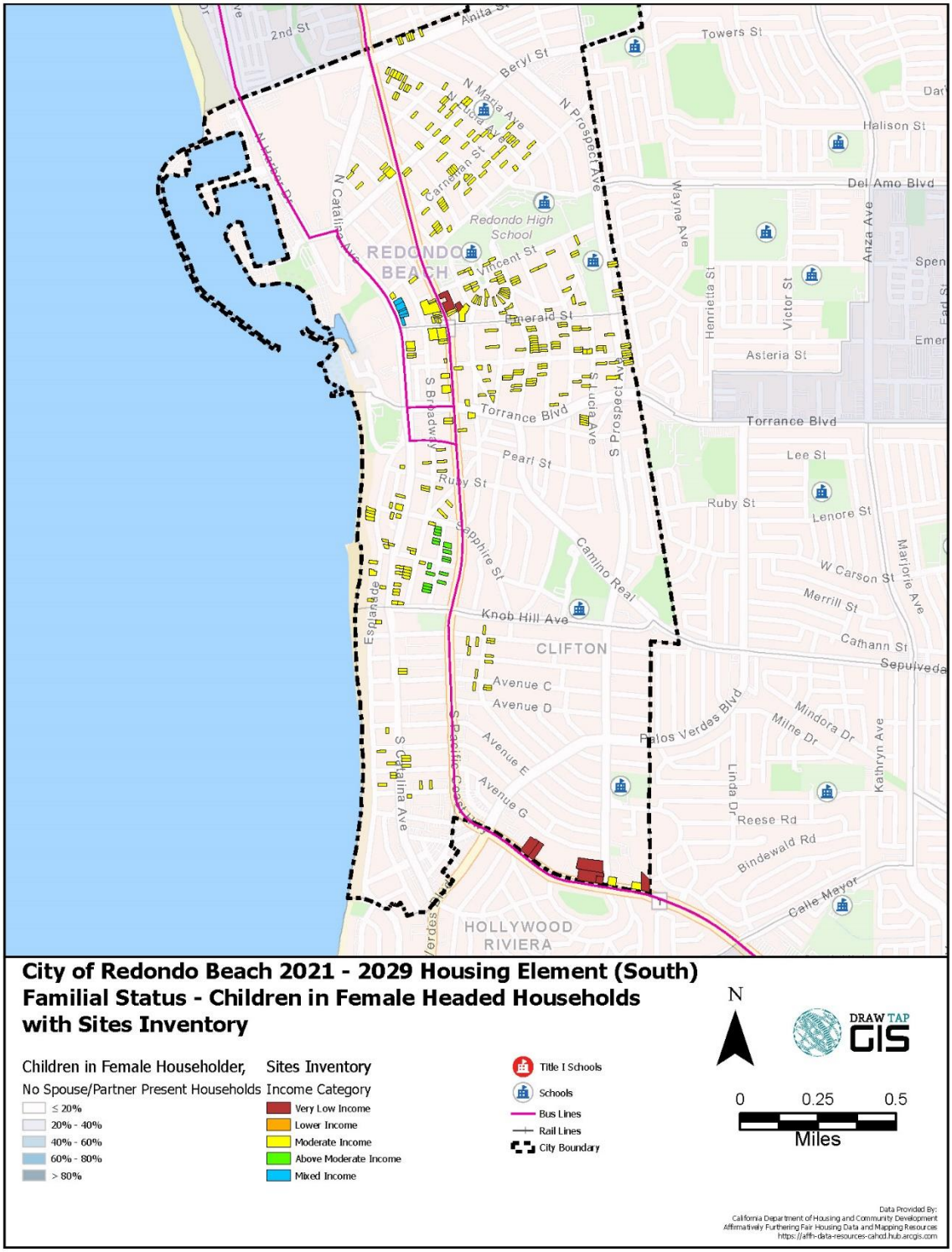


Figure D-13: Percent of Children in Single Female-Headed Households and RHNA Distribution – South of 190th



4. Income Level

Household incomes in Redondo Beach tend to be substantially higher than many cities in the region as a whole. Median household income in the City was $113,499 in 2019, compared to the Los Angeles County median household income of $72,797.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-14 shows the Lower and Moderate Income (LMI) areas in the surrounding region by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in areas outside of Redondo Beach as it goes inland towards Downtown Los Angeles and towards the City of Long Beach. There are some areas of Redondo Beach considered LMI with the highest concentration of LMI population being 50 to 75 percent in two block groups (Figure D-15). The City's RHNA is spread out through block groups with different percentages of low to moderate income households but are mainly located in the block groups with a smaller percentage of LMI households (Table D-7). The majority of the RHNA sites are located in areas with lower percentage of lower income households. New housing is primarily being accommodated in along commercial corridors where there is access to public transportation, services, and employment. Furthermore, as shown in the Section 2.2.4 of the Housing Element, the recently approved affordable housing projects are located throughout the City, including in northern, central, and southern Redondo Beach. The proposed February 2026 amendment to the General Plan would have minimal impact on the distribution of RHNA units by LMI household population from the initially adopted Housing Element. The new sites inventory based on the proposed amendment is reflected in the table below.

Table D-7: RHNA Unit Distribution by % LMI Households in Census Tract

% LMI HH	Lower	Moderate	AM	Total Units
< 25%	85.3%	45.4%	62.6%	70.2%
25% - 50%	14.7%	51.5%	37.4%	29.0%
50% - 75%	0.0%	3.1%	0.0%	0.8%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1375	683	508	2566

Figure D-14: Low and Moderate Income (LMI) areas in the Region

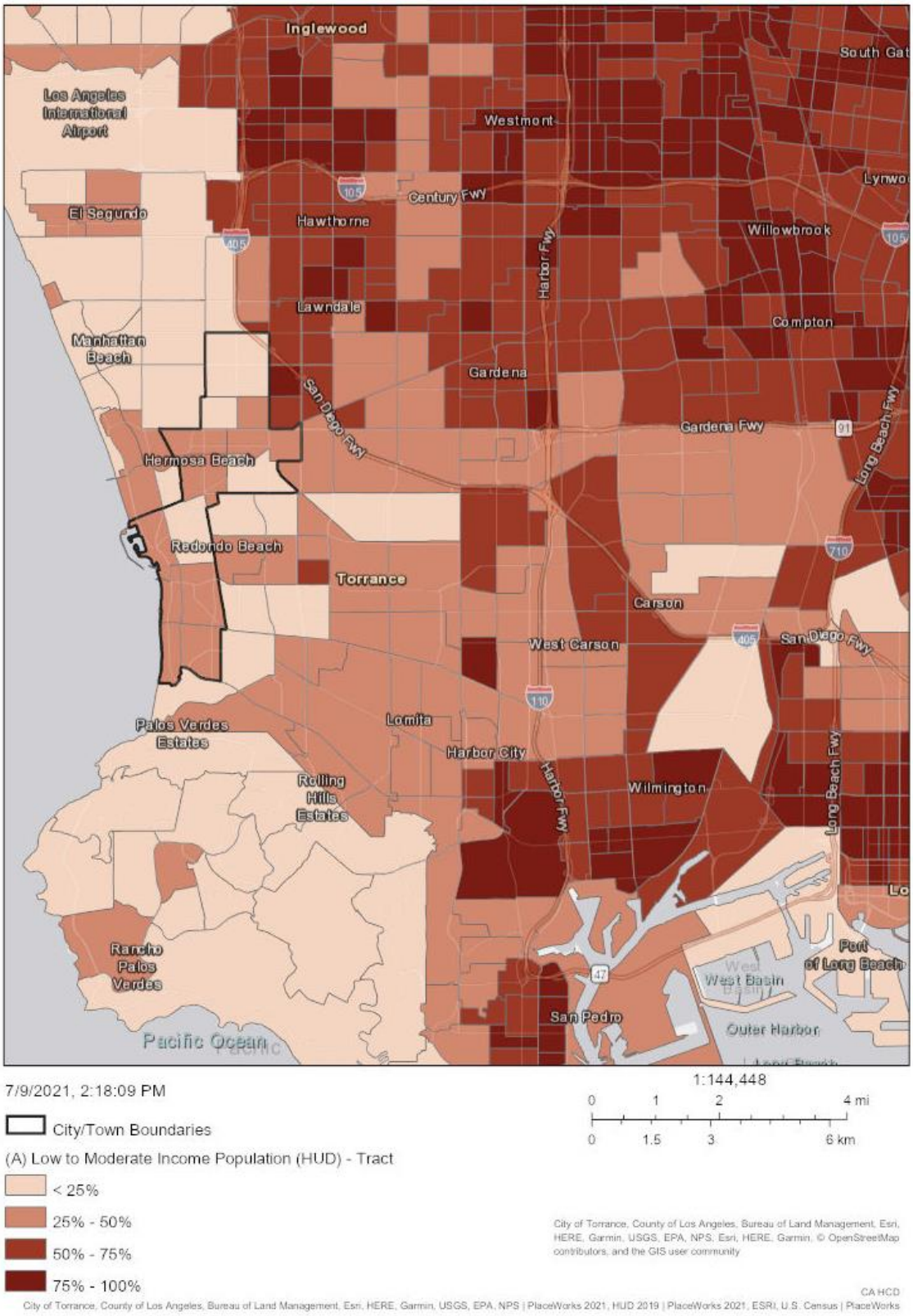


Figure D-15: Low and Moderate Income (LMI) Areas in Redondo Beach and RHNA Distribution – North of 190th

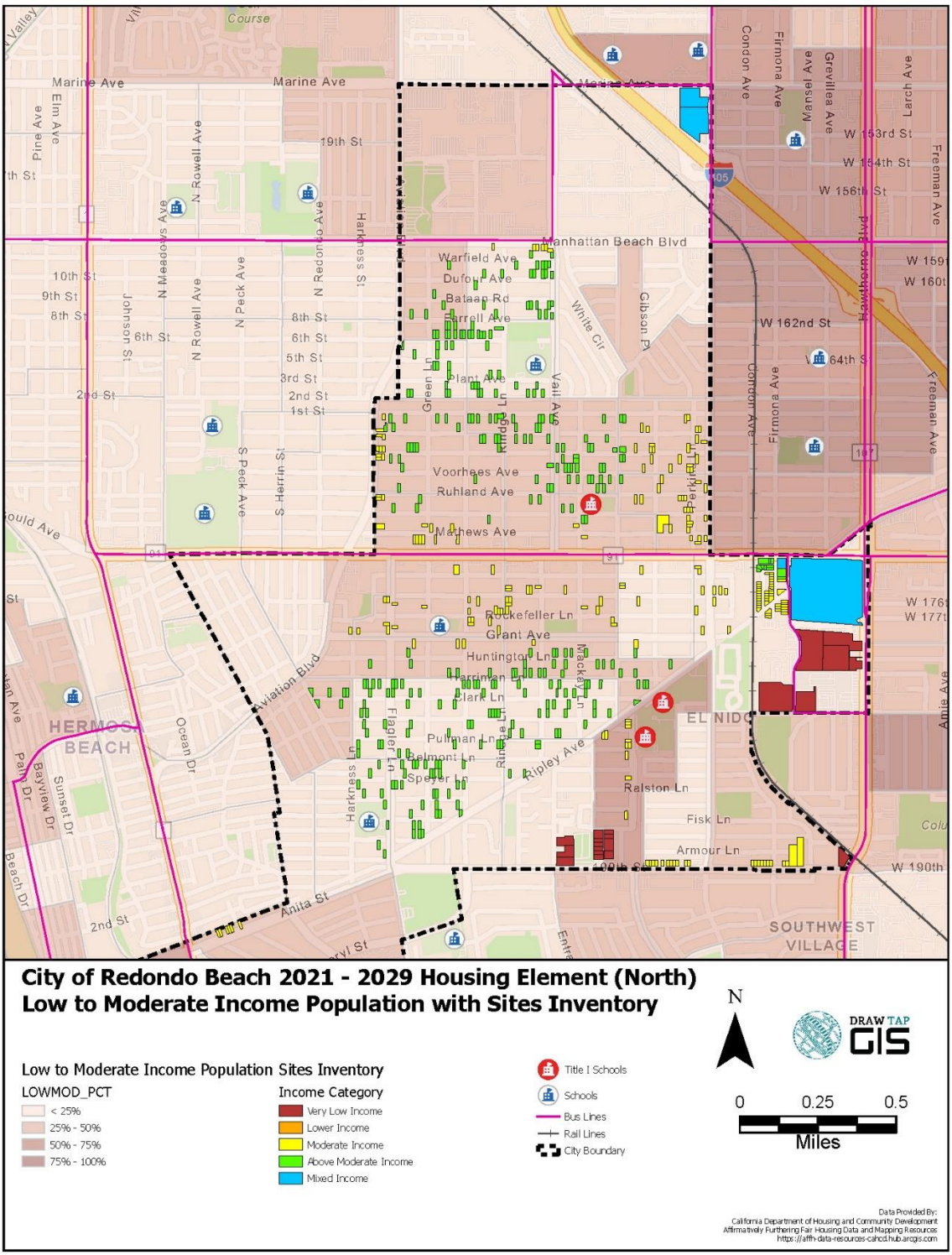
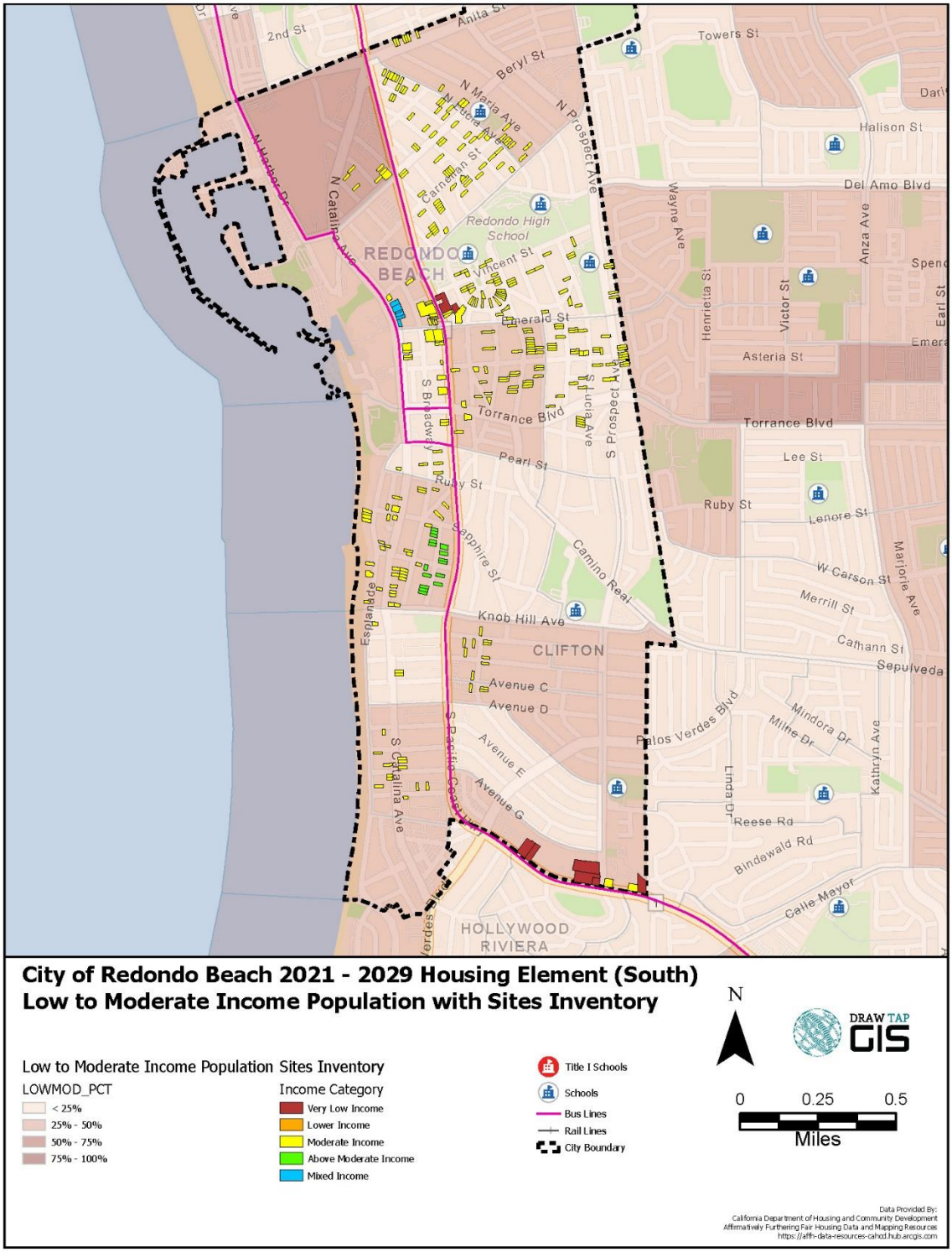


Figure D-16: Low and Moderate Income (LMI) Areas in Redondo Beach and RHNA Distribution – South of 190th

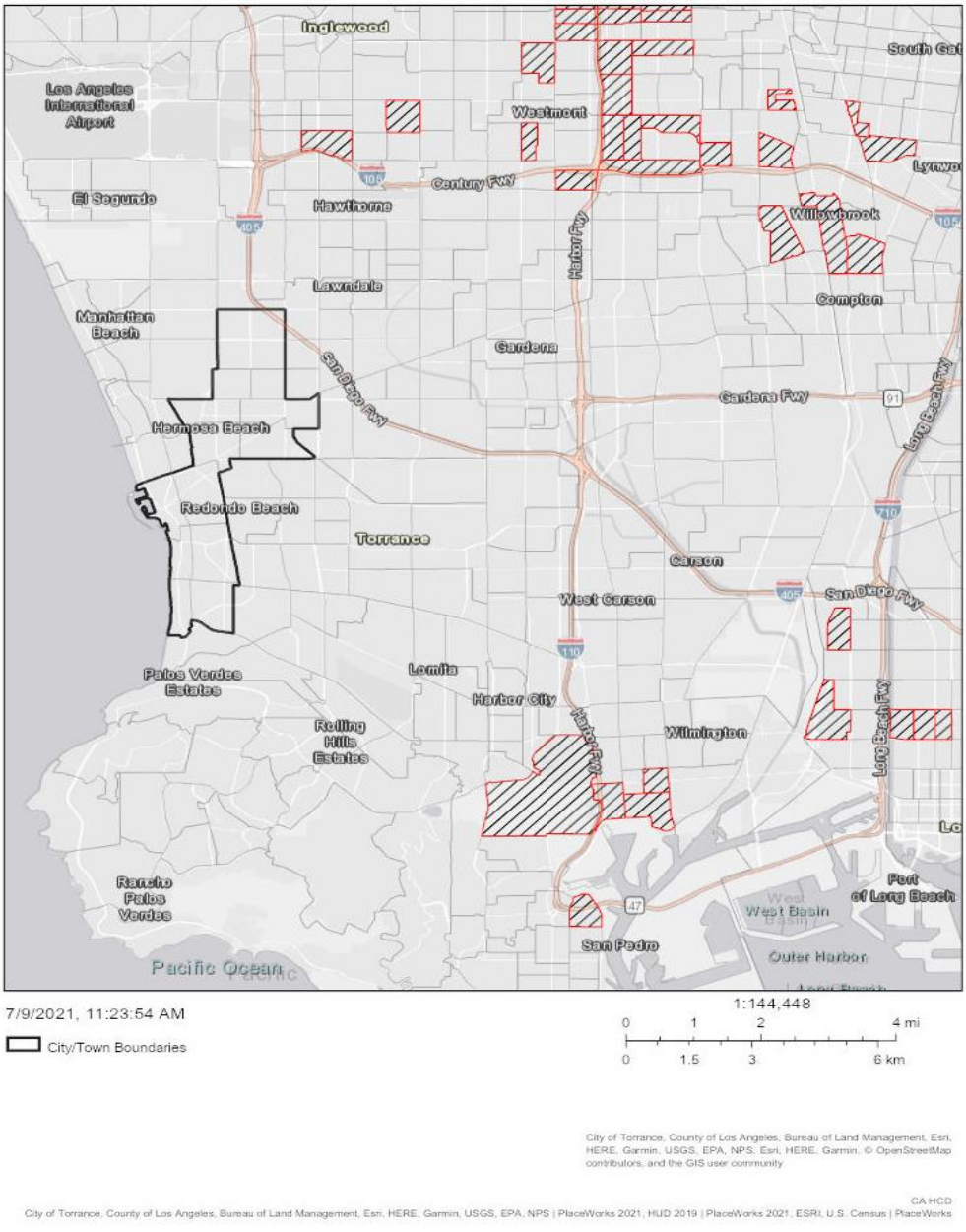


C. Racially and Ethnically Concentrated Areas

1. Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In Los Angeles County, there are RECAPs scattered in small areas as one moves toward Downtown Los Angeles and then in the City of Long Beach (Figure D-17). There are no RECAPs in Redondo Beach.

Figure D-17: Racially Concentrated Areas of Poverty (RECAPs) in the Region



2. Racially Concentrated Areas of Affluence

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities. [7] According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence. As Figure D-18 and Figure D-19 show, census tracts with a large white population (over 50 percent) and highest median income make up most of the City. As Table D-8 shows, White households also tend to have higher median incomes than all households as seen in the County as a whole. In Redondo Beach, White households and all households in the City have higher median incomes than Lawndale, Torrance, and the County. Redondo Beach also has a very high proportion of white only residents compared to the neighboring Cities, especially Lawndale.

Table D-8: White Household Income and Percent Population

	Redondo Beach	Lawndale	Torrance	Los Angeles County
Median HH Income				
All Households	$113,499	$62,013	$93,492	$68,044
White alone	$114,103	$69,902	$93,760	$88,038
White Population	60.0%	14.6%	34%	25.9%

Source: 2015-2019 ACS.

7 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

Figure D-18: White Majority Population

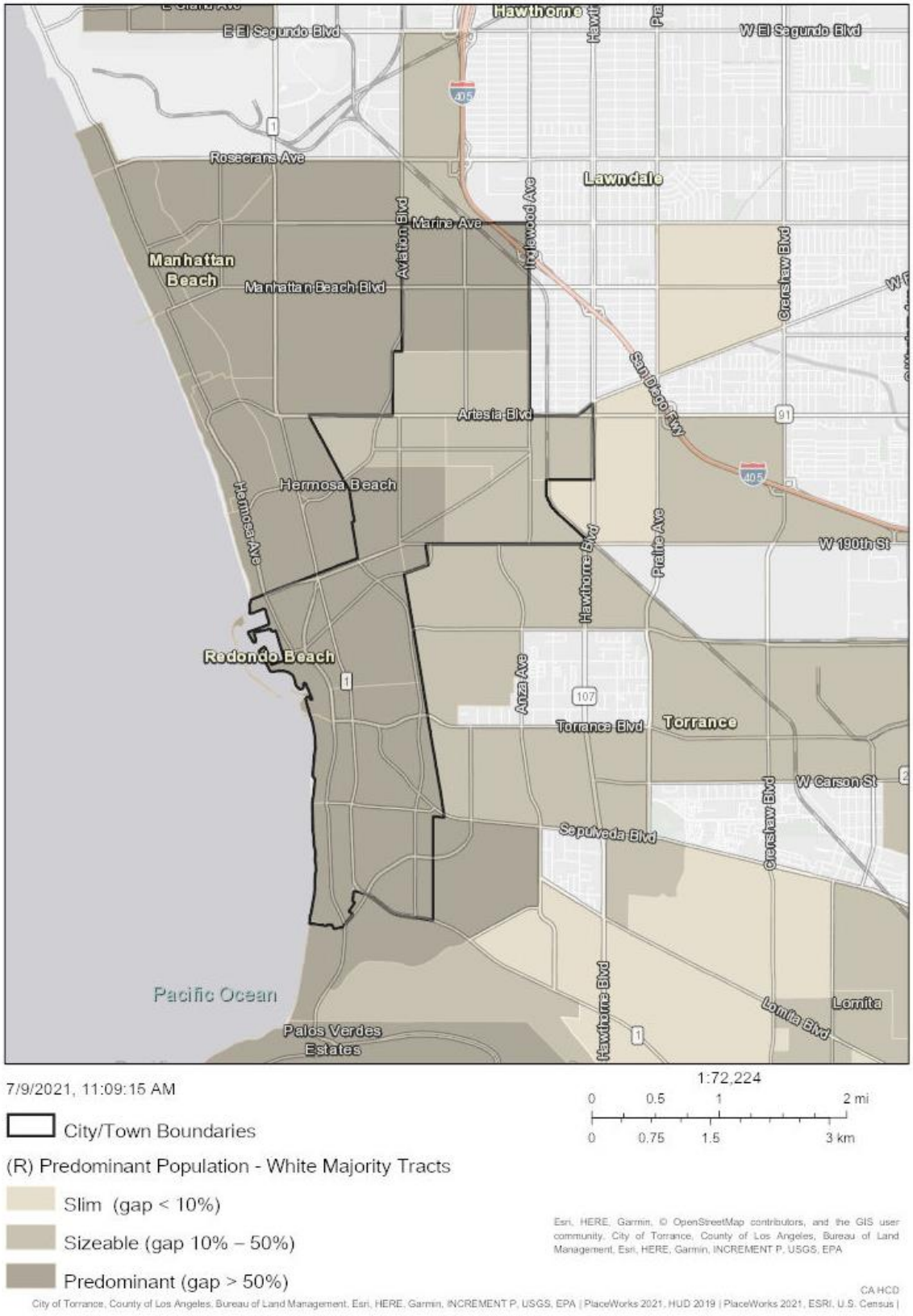
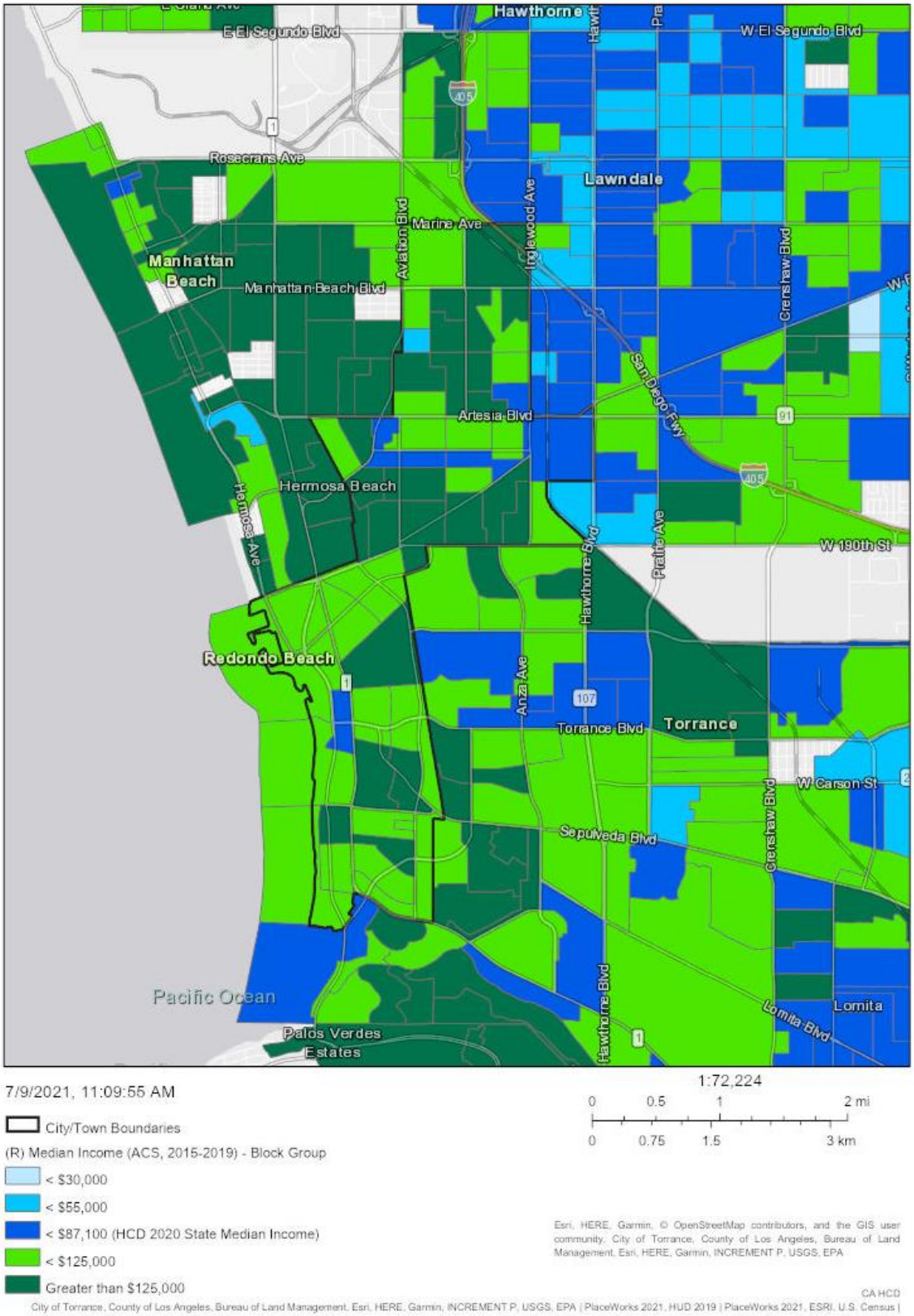


Figure D-19: Median Income



D. Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-9 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In Redondo Beach, most residents regardless of race/ethnicity has low poverty rates, great schools, high labor force participation and low cost transportation (Table D-9). The environmental scores for the City however are very low. With the City's proportion of Black and Native American residents being small there is little to no data available for these groups below the poverty level.

Redondo Beach residents, regardless of race or ethnicity, had better index scores compared to the County. The County did have better environmental scores as a whole.

Table D-9: Opportunity Indicators by Race/Ethnicity							
	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Redondo Beach							
Total Population							
White, Non-Hispanic	85.81	93.78	88.25	90.05	80.85	54.71	1.19
Black, Non-Hispanic	82.98	92.09	86.74	90.83	81.80	54.89	0.83
Hispanic	84.88	92.45	87.05	90.48	80.95	54.38	0.79
Asian or Pacific Islander, Non-Hispanic	85.18	92.89	87.07	90.51	81.17	54.98	0.92
Native American, Non-Hispanic	85.10	93.59	87.82	90.19	81.23	53.81	1.04
Population below federal poverty line							
White, Non-Hispanic	84.69	94.13	87.93	90.43	82.17	55.43	1.08
Black, Non-Hispanic	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Hispanic	83.20	93.36	86.57	90.73	82.00	52.47	0.54
Asian or Pacific Islander, Non-Hispanic	81.36	91.29	84.79	91.95	83.34	54.33	0.94
Native American, Non-Hispanic	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Los Angeles County							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children

in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. Table D-10 shows the full list of indicators that go into the calculation of the index scores.

Table D-10: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.	

The following opportunity map scores are for the census tracts that make up Redondo Beach (Table D-11). Consistent with the HUD's R/ECAP database, there are no areas of high segregation and poverty in the City. All of the City's census tracts are of highest resource so all of the City's RHNA units are also in the highest resource areas. Opportunity map scores by Census tract and RHNA unit distribution are presented in Figure D-20. The distribution of the sites inventory has allowed the City to provide feasible sites that can facilitate lower income housing in locations that have great access to transit by locating RHNA sites along the City's transportation corridors, freeway access, and transit stations. Economic, environmental, and education scores for the City are further detailed below.

Table D-11: Domains and List of Indicators for Opportunity Maps					
Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037620501	0.89	0.78	0.83	0.67	Highest Resource
6037620522	0.83	0.95	0.97	0.95	Highest Resource
6037620601	0.77	0.87	0.94	0.75	Highest Resource
6037620602	0.82	0.78	0.95	0.8	Highest Resource
6037620701	0.93	0.90	0.99	1.14	Highest Resource
6037620702	0.90	0.85	0.98	0.99	Highest Resource
6037621201	0.91	0.79	0.98	0.98	Highest Resource
6037621204	0.91	0.89	0.98	1.02	Highest Resource
6037621204	0.91	0.89	0.98	1.02	Highest Resource
6037621324	0.89	0.90	0.99	1.03	Highest Resource
6037621326	0.95	0.92	0.98	1.15	Highest Resource
6037621400	0.91	0.91	0.99	1.07	Highest Resource
6037621301	0.89	0.86	0.99	1.03	Highest Resource
Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.					

Figure D-20: Opportunity Score by Census Tract and RHNA Distribution – North of 190th

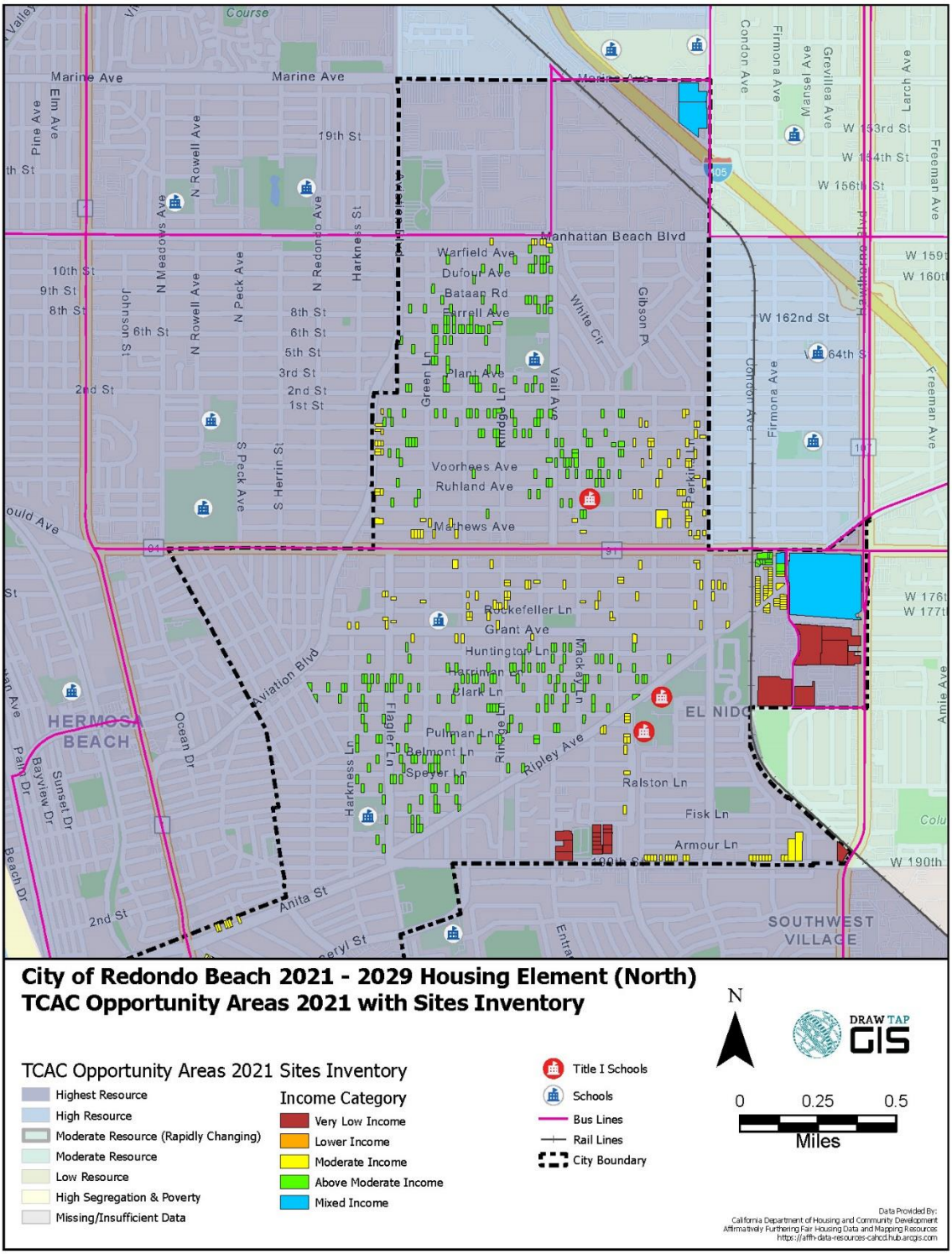
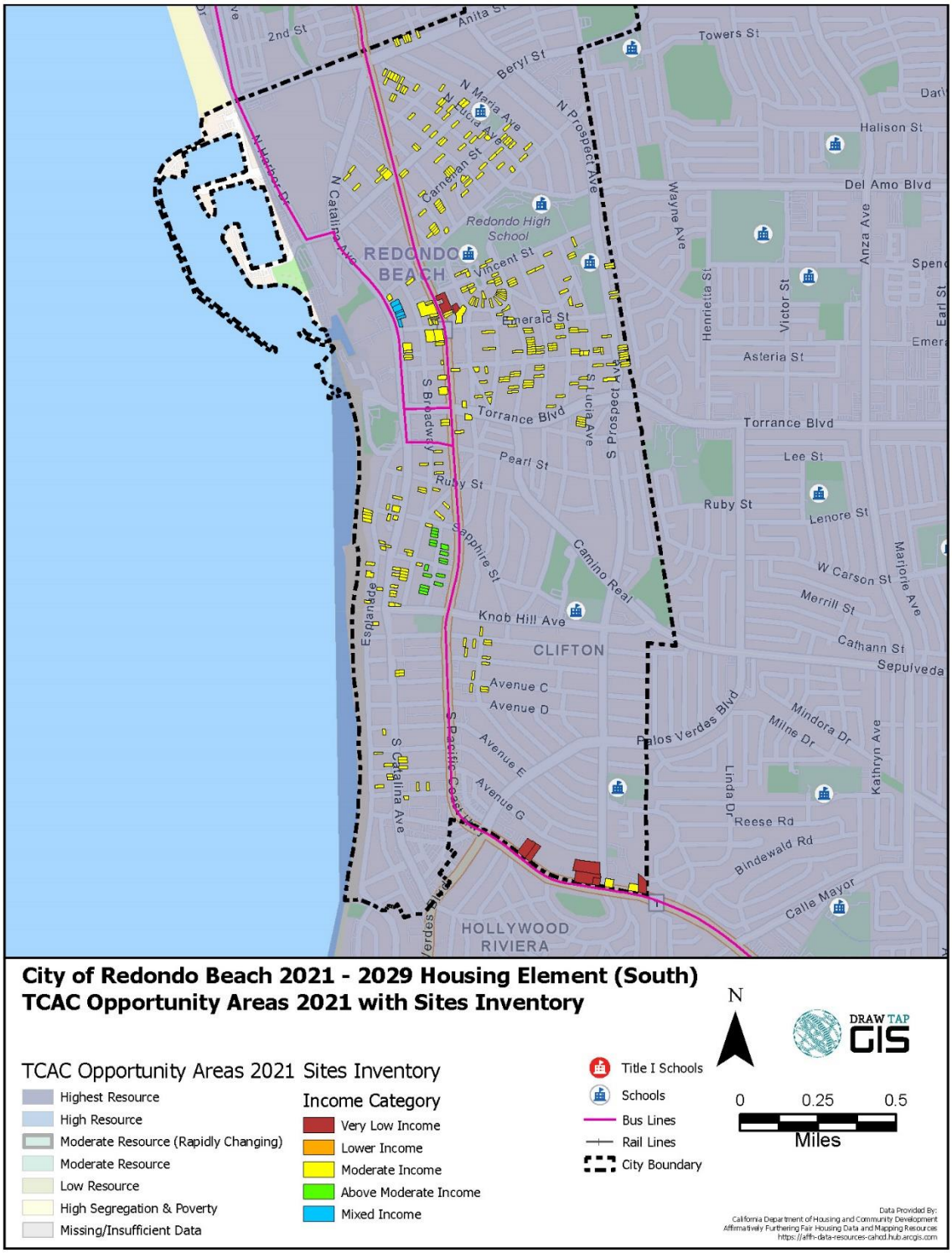


Figure D-21: Opportunity Score by Census Tract and RHNA Distribution – South of 190th



1. Education

Five out of 13 schools in Redondo Beach are designated as a Title 1 school. The schools are Adams Middle, Beryl Heights Elementary, Madison Elementary, Patricia Dreizler Continuation High, and Redondo Beach Learning Academy. These schools coordinate and integrate resources and services from federal, state, and local sources.

To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that only 4.2 percent of children aged 0-17 in Redondo Beach were living in low-income working families between 2012 and 2016. [8]

Kidsdata.org also reported that in 2019, 19 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 71.2 percent of students in the County.

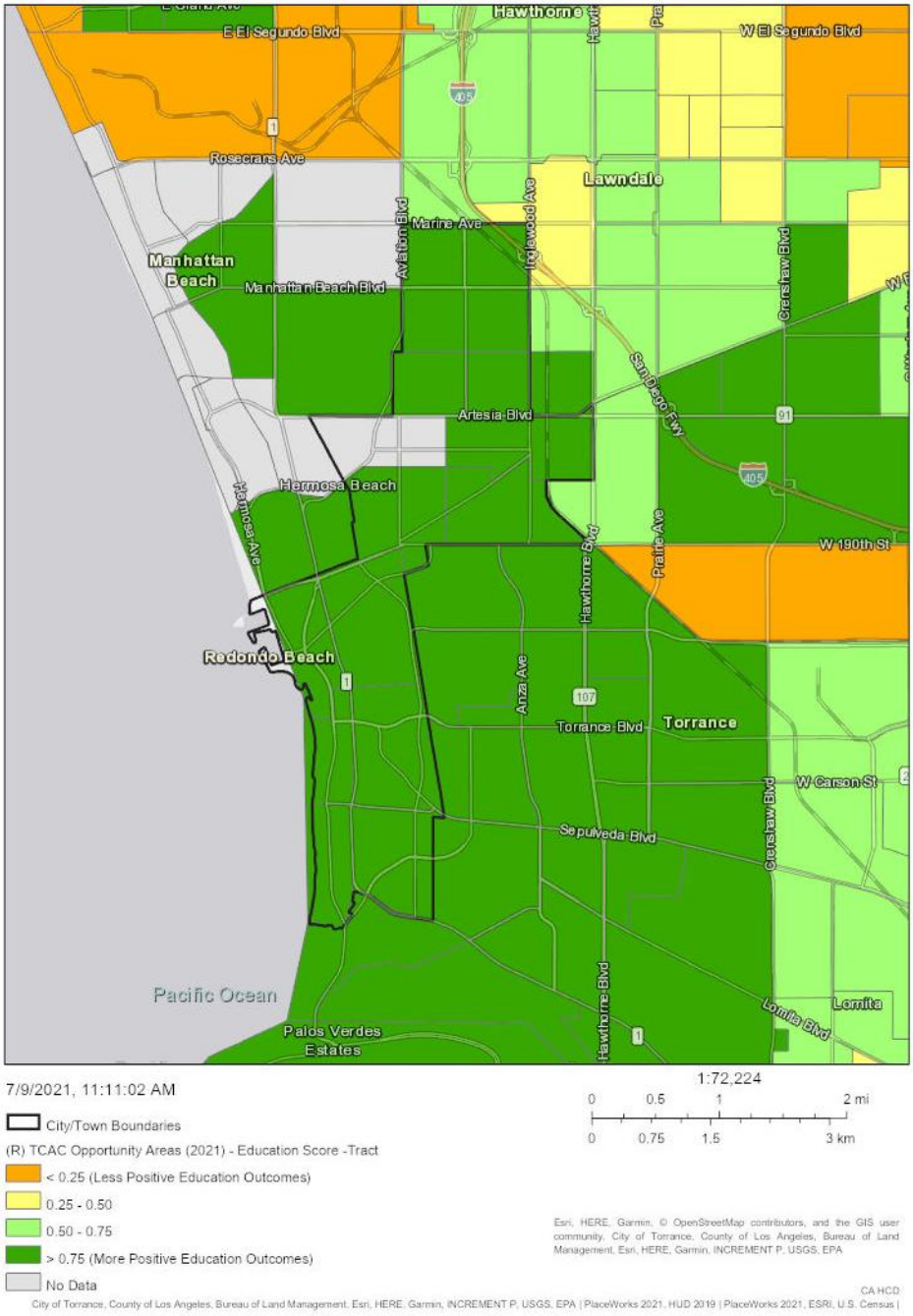
As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-22 shows the education scores of each census tract in the City. Education scores in the City range are all positive.

As shown in Figure D-20, Redondo Beach has three Title 1 schools, all are located in north Redondo Beach. The City has reviewed and consulted with the Redondo Beach Unified School District (RBUSD) Board of Education's "Board Policy Manual" and confirmed the Board's numerous Polices with respect to "Intradistrict Open Enrollment", "Evaluating Existing Needs", "Determining Needs", "Facilities Master Plans", and "Relations with Local Agencies".

The RBUSD has numerous policies and procedures in place to accommodate the dynamic school age populations and how they match the school facilities throughout the District. Additionally, the Board of Education recognizes the importance of collaborating and communicating with other local agencies in order to provide the best possible school facilities and to allocate facility resources in an effective and efficient manner. The Board and district staff are required to consult and coordinate with local agencies as required by law and whenever the expertise and resources of these agencies can assist the district in the planning, design and construction of facilities. The City will continue to coordinate with the RBUSD to facilitate communications concerning updates to the City's Land Use Plan and the matching of school facilities with projected student populations.

[8] Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

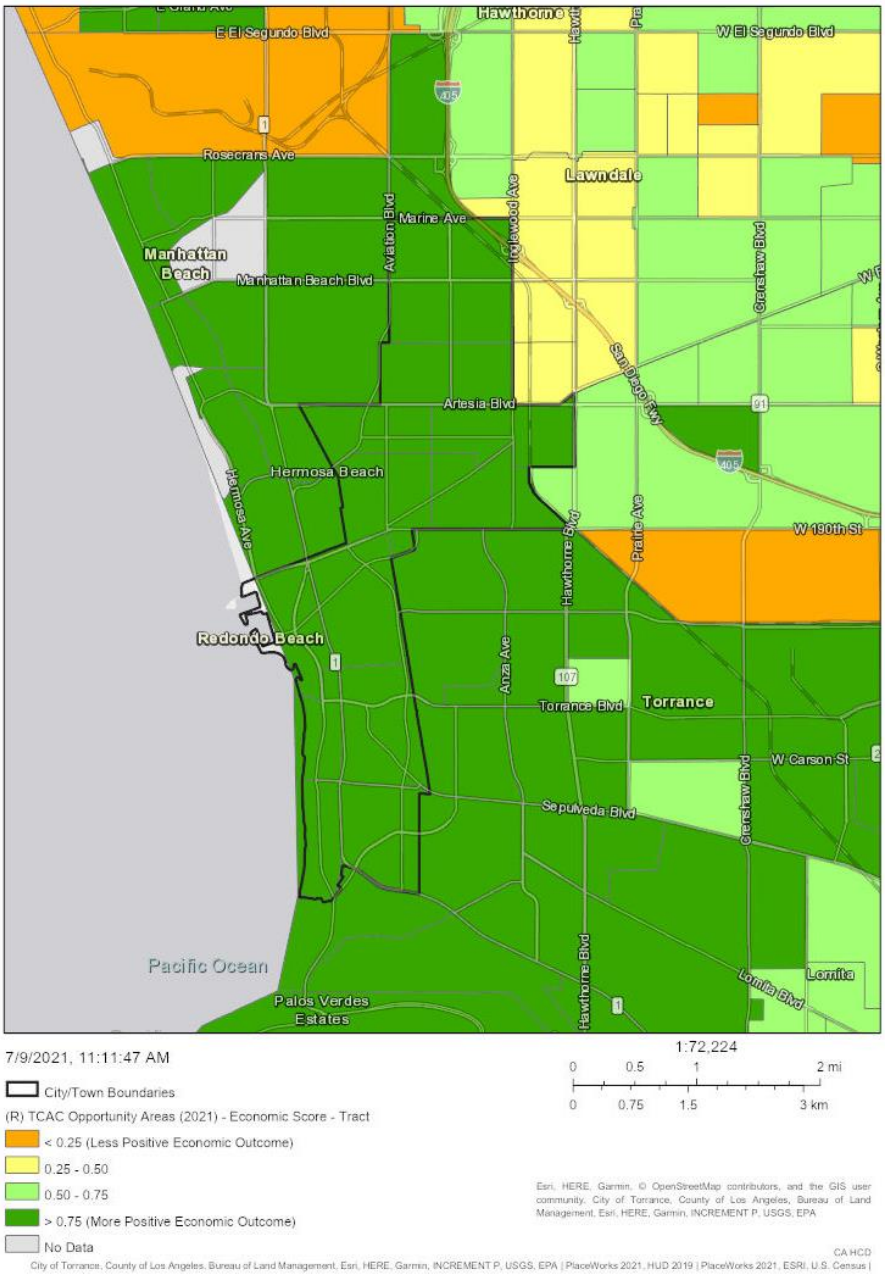
Figure D-22: Education Score by Census Tract



2. Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-23, the census tracts in the City are all of high economic scores. The most recent unemployment rates published by the California Employment and Development Department (April 2021) show that Redondo Beach's unemployment rate is 7.7 percent. Los Angeles County's is at 10.1 percent.

Figure D-23: Economic Score by Census Tract

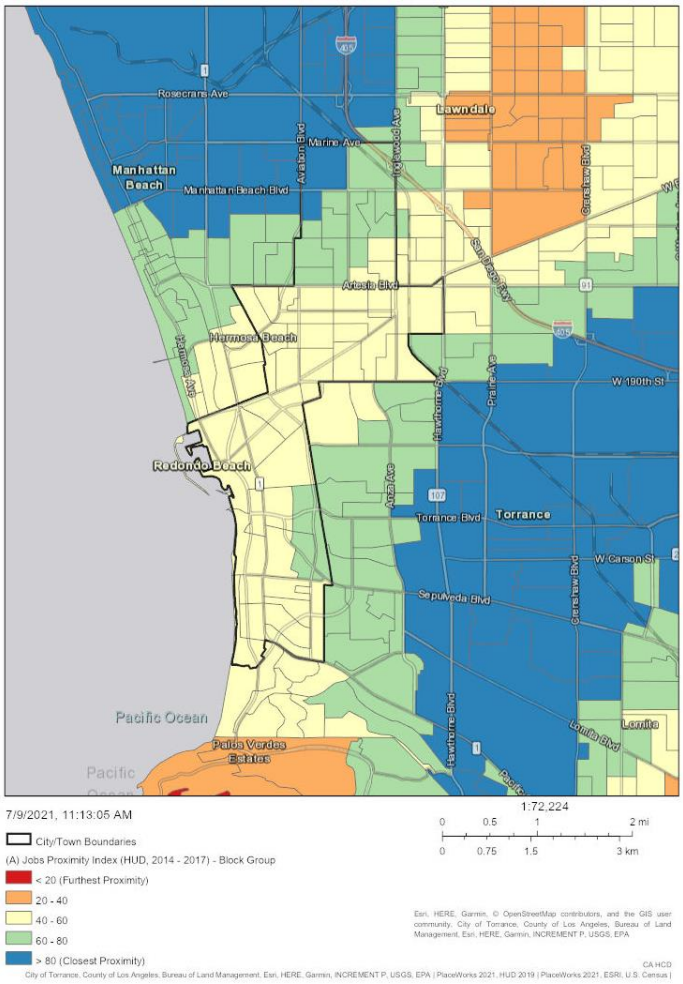


3. Transportation

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Redondo Beach's All Transit Performance score of 6.6, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score is 6.8. Redondo Beach however has a lower proportion of commuters that use transit (1.47 percent) than the County (6.66 percent).

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-24, block groups in the City have scores between 20 to 80 showing that there is low to moderate proximity to jobs for most of the City's residents. The City does not have severe isolation when it comes to job proximity. South of Redondo Beach has some lower scores as Palos Verdes Estates has little to no job sectors as well as to the northeast that consists of a lot of residential developments compared to the number of local jobs. Overall, the City's RHNA strategy is to locate sites along the City's transportation and commercial corridors that provide freeway access and access to transit. As shown in previous maps such as Figure D-20 and Figure D-21 earlier, most lower income and mixed income sites are located along bus lines.

Figure D-24: Job Proximity Index by Census Block Group



4. Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-25 shows that there are good environmental scores within the City limits compared to those in the surrounding area. The majority of the City's RHNA is located in the 11 to 20 and 21 to 30 percent score range (Table D-12). About 43 percent of the City's lower income RHNA units are in the tracts with a low score of less than 20. The remaining 57 percent of lower income RHNA units are in tracts with a moderately low score of 31 to 40, primarily as recycling of existing light industrial and commercial uses into residential uses. Housing development opportunity areas such as the South of Transit Center and South Bay Market Place are located near public transit and approved housing of similar character.

The proposed February 2026 amendment to the General Plan would have minimal impact on the distribution of RHNA units by CalEnviroScreen score from the initially adopted Housing Element. The new sites inventory based on the proposed amendment is reflected in the table below.

The main reason for Redondo Beach to have better environmental scores than its neighbors is the City's active trend of recycling existing old uses with new development, and therefore has the opportunity to improve environmental conditions in the community. Whereas neighbors such as Lawndale have relatively stagnant development activities.

According to the American Lung Association's State of the Air report, Los Angeles County received an Ozone score of "F", which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study. Over a three-year period, there were 114 days of unhealthy air that contributed to the Ozone score.

Table D-12: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores

% LMI HH	Lower	Moderate	AM	Total Units
1 - 10% (Lowest Score)	14.4%	11.7%	1.4%	11.1%
11 - 20%	28.7%	63.0%	39.8%	40.0%
21 - 30%	0.0%	9.5%	23.4%	7.2%
31 - 40%	56.9%	15.8%	35.4%	41.7%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	0.0%	0.0%	0.0%	0.0%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1375	683	508	2566

Figure D-25: Environmental Score by Census Tract and RHNA Distribution – North of 190th

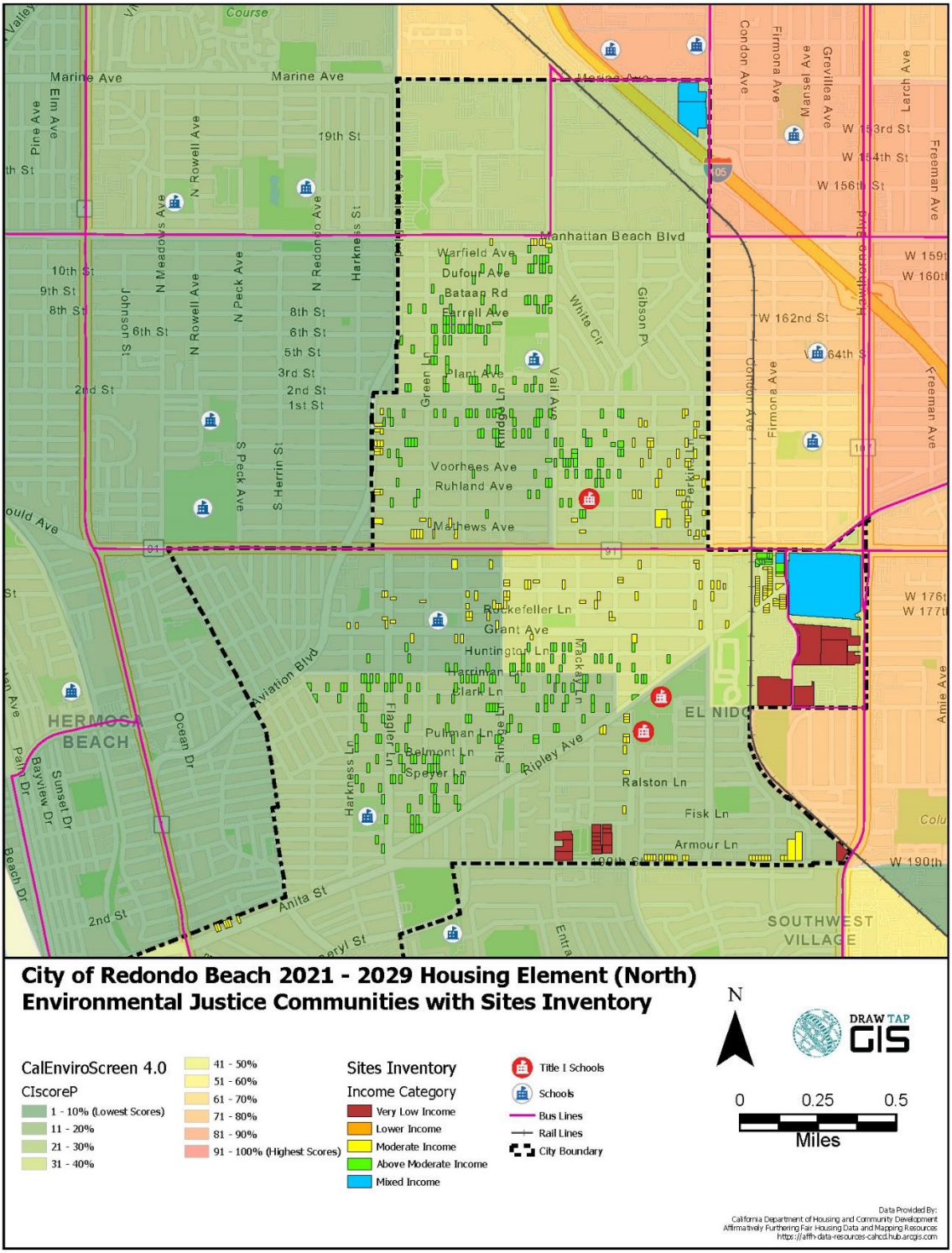
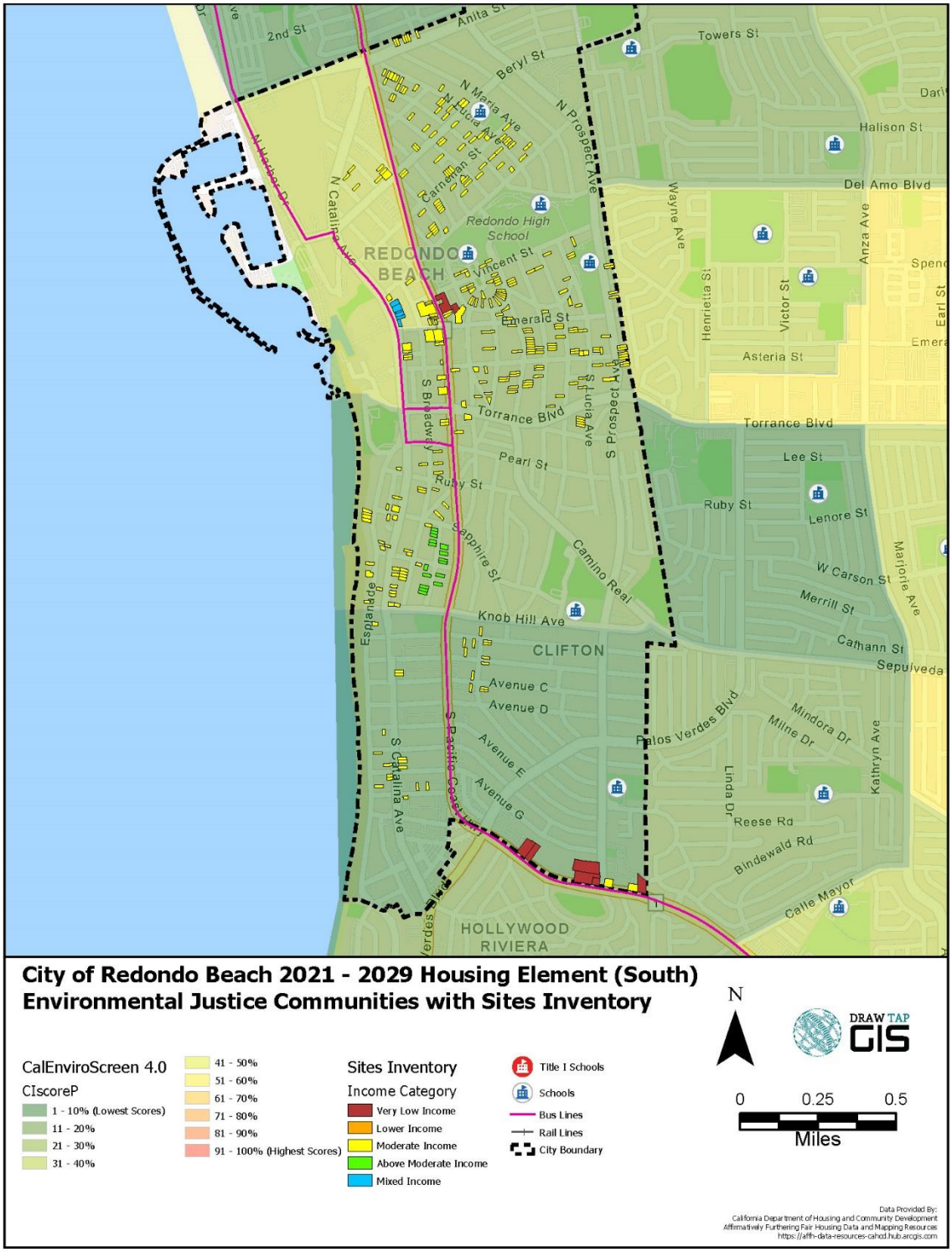


Figure D-26: Environmental Score by Census Tract and RHNA Distribution – South of 190th



E. Disproportionate Housing Needs

The AFFH Rule Guidebook defines 'disproportionate housing needs' as 'a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.' 24 C.F.R. § 5.152" The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Redondo Beach. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom)

1. Cost Burden

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30% of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50% of its gross income on housing.

Table D-13 provides overpayment detail by income group and household type for Redondo Beach between 2013 and 2017. Approximately 77 percent of low income households, 80 percent of very low income households, and 80 percent of extremely low income households were overpaying versus 21 percent of moderate income households. Out of all the households in the City about 36 percent overpay for housing.

Table D-13: Housing Type and Cost Burden									
Household by Type, Income, and Housing Problem	Renters				Owners				Total HHs
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	510	195	15	1,370	470	115	0	695	2,065
With cost burden >30%	88.2%	79.5%	0.0%	79.9%	81.9%	78.3%	0%	80.6%	80.1%
With cost burden > 50%	72.5%	79.5%	0.0%	74.1%	72.3%	60.9%	0%	69.8%	72.6%
Very Low Income (31-50% AMI)	450	645	15	1,520	735	160	25	995	2,515
With cost burden >30%	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.7%	79.9%
With cost burden > 50%	64.4%	60.5%	100.0%	70.1%	40.1%	81.3%	16.0%	47.1%	61.0%
Low Income (51-80% AMI)	285	810	55	1,685	570	230	35	950	2,635
With cost burden >30%	75.4%	88.3%	100.0%	89.3%	52.6%	60.9%	97.1%	56.2%	77.4%
With cost burden > 50%	29.8%	29.0%	0.0%	31.5%	25.4%	39.1%	11.4%	29.9%	30.9%
Moderate Income (81-100% AMI)	760	4,140	530	9,265	2,565	6,510	515	11,335	20,600
With cost burden >30%	25.0%	16.9%	13.0%	17.5%	23.6%	22.4%	48.5%	24.6%	21.4%
With cost burden > 50%	4.6%	1.2%	0.0%	1.4%	6.2%	5.4%	9.7%	6.3%	4.1%
Total Households	2,005	5,790	615	13,840	4,340	7,015	575	13,975	27,815
With cost burden >30%	59.4%	37.9%	22.6%	40.5%	39.1%	26.2%	50.1%	32.2%	36.3%
% With cost burden >30%	38.9%	14.3%	2.4%	19.8%	21.7%	9.1%	10.1%	14.0%	16.9%
Source: HUD CHAS 2013-2017.									

Figure D-27 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. The census tracts in the city have a range from 20 to 60 percent of the renter households over paying for their housing unit. Figure D-28 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tracts in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

Figure D-27: Overpayment – Renter Households

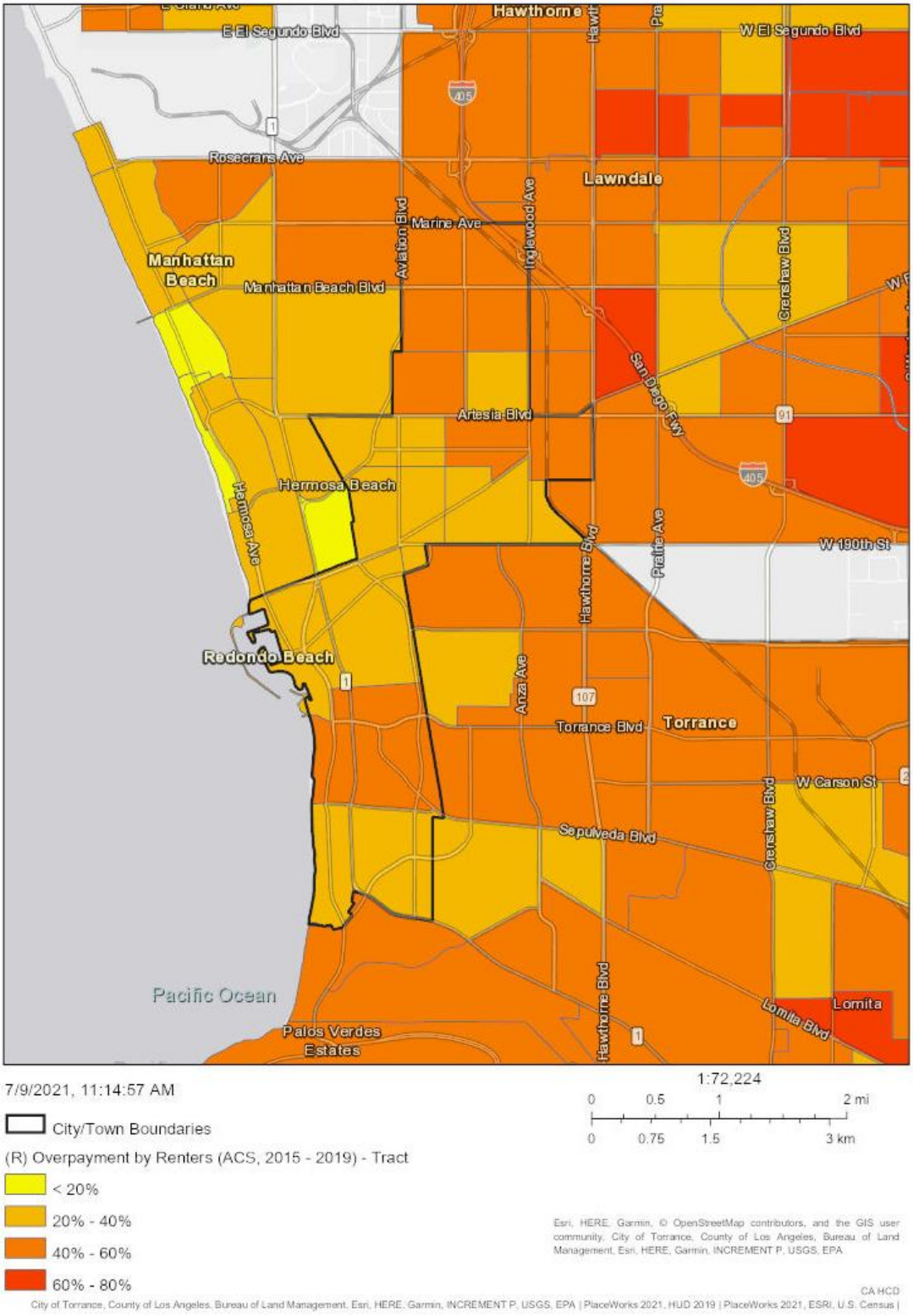
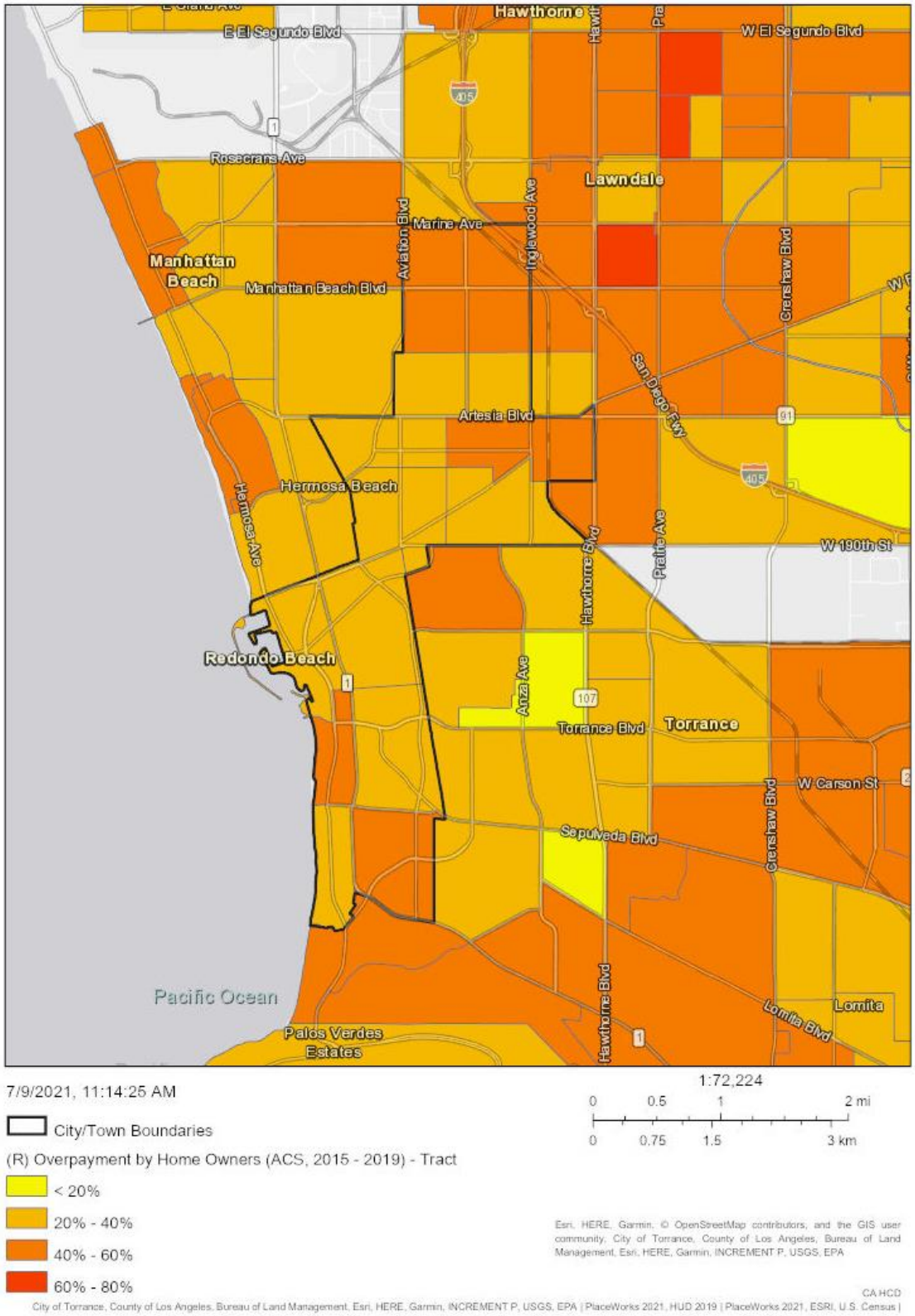


Figure D-28: Overpayment – Owner Households



2. Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The 2011-2015 ACS reported that almost 2 percent of Redondo Beach households lived in overcrowded conditions (Table D-14). Overcrowding disproportionately affected renters (78 percent of renters versus just 22 percent of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units. The 2015-2019 ACS reported that overcrowding increased to over two percent of all households. Similarly, renter-households were more prone to overcrowding (72 percent) compared to owner-households (28 percent).

Table D-14: Overcrowded Housing Units

Category	2011-2015		2015-2019	
	Number	%	Number	%
Occupied Housing Units	27,733	100.0%	27,633	100.0%
Overcrowded Units	493	1.8%	603	2.2%
Owner-occupied	109	22.1%	172	28.5%
Renter-occupied	384	77.9%	431	71.5%
Units with 1.01-1.50 persons/room	398	80.7%	462	76.6%
Units with 1.51-2.00 persons/room	78	15.8%	102	16.9%
Units with 2.01 or more persons/room	17	3.45%	39	6.5%
Source: 2011-2015 and 2015-2019 ACS.				

In Los Angeles County, renter-households were also more prone to overcrowding with 17 percent of households begin overcrowded and eight percent being severely overcrowded. In the county overall, there is a smaller proportion of households overcrowded than in Redondo Beach.

3. Substandard Conditions

The City estimates that about 165 housing units in Redondo Beach are in substandard condition. The City's Code Enforcement Staff estimates complaints concerning dilapidated structures and dwelling units in need of substantial rehabilitation are filed at a rate of approximated 1-3 per month. The City's Code Enforcement Staff notes current trends concerning substandard housing conditions generally evolve from unpermitted conversions of portions of existing structures and older residential units with owners that have aged in place or where the original owners have deceased and left their properties to children or grandchildren and the residences are either vacant for extended periods or converted to rental properties with minimal maintenance. And although some of the units considered as substandard in the Censuses have been rehabilitated, many are in the same condition.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Over 65 percent of housing is over 40 years old in the City according the 2015-2019 ACS.

In Los Angeles County, 85.9 percent of the Countywide housing stock may be susceptible to deterioration because it was built prior to 1990. Also, over 60 percent of the County's housing stock is over 50 years old. This could mean that the County has many units in multiple communities that require substantial rehabilitation.

4. Homeless Population

Homelessness is a regional (and national) problem, and in a major metropolitan region, individual municipal governments lack the resources to implement solutions to eliminate homelessness. While the exact number of homeless people in the City on any given night is unknown, a relatively small share of the region's homeless population is found in Redondo Beach. The 2020 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimates that there were 173 people experiencing homelessness in Redondo Beach – a decrease from the 216 people in the City during the 2016 LAHSA homeless count.

To respond to the needs of the homeless population Redondo Beach started a Response to Homelessness Pilot Program, approved by the Mayor and City Council, in June of 2019 as an enhanced response to the impact of homelessness, not only on people experiencing homeless, but also on residents and the community.

In April of 2021, the Redondo Beach Mayor and City Council voted to make the Response to Homelessness Program permanent, which includes key components such as the Housing Initiative Court and bridge housing like the Pallet Shelters. The approval also included funding for an additional housing navigator. The expectation is to keep the program under the administration of the City Attorney's Office for at least three years.

5. Region Disproportionate Housing Needs

In the local region which consists of the Los Angeles and Long Beach Metro Area, just over 50 percent of all households have at least one housing problem. Specifically, family households with five or more people are more susceptible to housing problems.

Table D-15: Households with Disproportionate Housing Needs in the Los Angeles-Long Beach Region

	# With problems	# Households	% With problems
Family households, <5 people	1,029,920	2,301,365	44.75%
Family households, 5+ people	434,995	628,630	69.20%
Non-family households	718,155	1,368,880	52.46%
Source: HUD CHAS 2013-2017.			

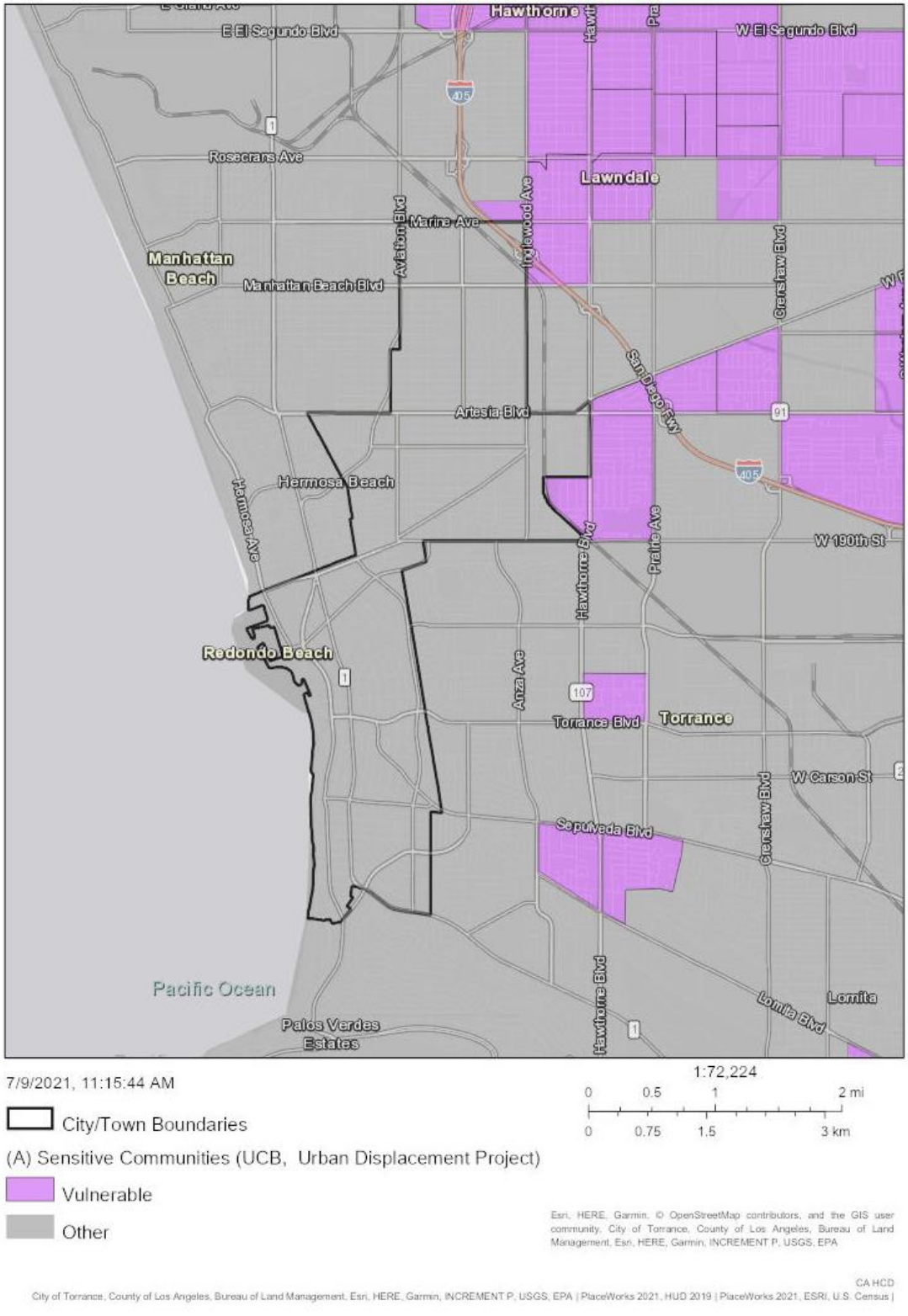
6. Displacement Risk

Cost of housing within the City has become high and unattainable for a lot of residents. In 2020 the median sales price for a single-family home in Redondo Beach was $1,160,000 and increasing 13.5 percent to $1,316,500 in 2021. Even though the City has a higher median income than most of the County, the average home sale prices could lead to residents moving out of the City because of the economic pressures of home ownership.
HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The tract meets two of the following criteria:
    - Share of renters is above 40 percent,
    - Share of people of color is above 50 percent,
    - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
    - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
    - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure D-29 identifies that there are census tracts that are considered to be vulnerable to urban displacement that surround the City. These communities are areas that have a higher concentration of low and moderate income persons and could affect the census tracts nearby within City limits. According to the Urban Displacement Project by UCLA the City of Redondo Beach does not have policy measures in place to discourage displacement. Examples of measures that help to discourage displacement include a Just Cause Eviction Ordinance or Mobile Home Rent Control.

Figure D-29: Urban Displacement



F. Summary of Fair Housing Issues from the Housing Element

- Housing choices for special needs groups, especially persons with disabilities, are limited. Seniors make up over 20 percent of the City's households. There are 6 licensed residential care facilities located in Redondo Beach.
- People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms. A balance of new and old media needs to be found to expand access to fair housing resources and information with an increasing young adult and senior population within the City.
- Persons with disabilities are most likely to be affected by fair housing issues as they reportedly experience more housing discrimination than other groups. Persons with disabilities are also more likely to experience cost burdens, particularly if they rely on SSI as a form of income. Persons with disabilities are not concentrated in any particular location in the City, but with 66 percent of the City's housing being 40 years or older could mean that the majority of the City's housing stock does not comply with the Americans with Disabilities Act.
- With rising home prices in the City and surrounding communities, there are cost barriers for households wanting to live in the City. The lack of affordable housing for residents is a cause for possible displacement. Also, with a high proportion of supportive housing in the City being privately owned, there are fewer opportunities for community based housing.

D.3 Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Redondo Beach.

A. Insufficient and Inaccessible Outreach and Enforcement

Although the City is improving on the variety of media it uses for outreach, there are limitations to what the City is able to accomplish. Outreaching to all populations in the City is challenging. The City also has limited funds that it can provide to support fair housing enforcement.

Contributing Factors:

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of accessibility to draft documents
- Lack of digital access
- Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures)
- Lack of local public fair housing enforcement

B. Segregation and Integration

The analysis found that the cost of home ownership within the City could be unattainable for a lot of residents and could cause a lot of economic pressure especially for low and moderate income households. Also within communities finding and accessing affordable rental housing can be difficult.

Contributing Factors:

- Displacement of resident due to economic pressures
- Location and type of affordable housing
- Lack of supportive housing in community-based settings

C. Disproportionate Housing Needs, Including Displacement Risks

There are Census tracts in the City that could have a risk of displacement because of their location near vulnerable communities. Because of the cost of single-family homes there is pressure for developers to construct larger unit apartments in the City which then is putting pressure on property owners to possibly remove long term tenants to sell their property or get renters who will pay a higher rent. The City however does not have policies in place that could discourage the displacement of residents.

Contributing Factors:

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private rental relief programs for people at risk of homelessness

D. Access to Opportunities

In Redondo Beach changes to land use and zoning laws that could help to facilitate housing affordable to low and moderate income households could require a public vote. On November 4, 2008, Redondo Beach residents passed Ballot Measure DD that applies to major changes in allowable land use. "Major change in allowable land use" is defined as any proposed amendment, change, or replacement of the General Plan (including its local coastal element of the City's zoning ordinance or of the zoning ordinance for the coastal zone), meeting any one or more of the following conditions requires a public vote:

- The conversion of public land to private use;
- The re-zoning of nonresidential land for housing or mixed-use projects with more than 8.8 units per acre; and
- Changes that significantly increase traffic, density or intensity (i.e., zoning changes that add more than 25 homes, 40,000 square feet of commercial space and/or yielding more than 150 peak hour car trips).

For the 2021-2029 Housing Element, the City relies on the capacity created by new land use designations as part of the General Plan Update to accommodate the City's RHNA and affirmatively further fair housing by providing new housing opportunities. The new General

Plan will trigger Measure DD and is scheduled to be placed on the ballot in March 2023. The Housing Element includes a program to monitor the impact of Measure DD, as required by State law.

RESOLUTION NO. CC-XXXX-XXX

EXHIBIT B – "ADDENDUM" HOUSING ELEMENT AMENDMENT

City of Redondo Beach

REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE, AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR

March 2026 | EIR Addendum

State Clearinghouse No.: 2023050732



March 2026 | EIR Addendum
State Clearinghouse No.: 2023050732

REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE, AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM ENVIRONMENTAL IMPACT REPORT

City of Redondo Beach

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1. INTRODUCTION

1.1 BACKGROUND, PURPOSE, AND SCOPE

This document is an Addendum to the City of Redondo Beach's previously certified Redondo Beach Focused General Plan Update, Zoning Ordinance Updates, and Local Coastal Program Amendment Final Program Environmental Impact Report (PEIR) (State Clearinghouse No. 2023050732) (certified PEIR), which analyzed the implementation of updates to five of the State-required elements that make up the General Plan—Land Use, Open Space, Conservation, Safety, and Noise—Zoning Ordinance, and Zoning Ordinance for the Coastal Zone, and the Local Coastal Program Amendment (approved project).

On November 5, 2024, the City of Redondo Beach took the following actions: Certification of the Program EIR; Adoption of those amendments to the Redondo Beach Focused General Plan Update, Zoning Ordinance Update, and Local Coastal Program Amendment that are intended to implement the Housing Element and those amendments regarding residentially designated properties not identified as program actions in the City's Housing Element; Adoption of Findings of Fact and Statement of Overriding Considerations; Adoption of a Mitigation Monitoring Program; and adoption of those ordinances, guidelines, programs, actions, or other mechanisms of the Redondo Beach Focused General Plan Update, Zoning Ordinance Update, and Local Coastal Program Amendment that are intended to implement the Housing Element and those amendments regarding residentially designated properties not identified as program actions in the City's Housing Element.

This Addendum to the certified PEIR has been prepared in accordance with Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines. The modified project includes updates to the Redondo Beach 2021-2029 Housing Element to clarify the City's implementation of its strategy for meeting its Regional Housing Needs Assessment allocation (RHNA). Specifically, this proposed amendment replaces the program for "overlay" zoning standards on the City's identified "housing sites" required to meet the City's RHNA with High-Density Multifamily Residential (65 dwelling units per acre [du/ac]) and Mixed-Use Transit Center Housing zoning designations (MU-H and MU-TCH) that require future development of the Housing Element's identified "housing sites" to include a minimum of 50 percent of the floor area be developed as residential. The proposed Mixed Use (MU) zoning designations of the "housing sites" would also increase the allowed residential densities from 55 du/ac to 65 du/ac and 80 du/ac, depending on the location.

Refer to Section 2, *Modified Project*, for a full description of proposed changes under the modified project as compared to the approved project. The City of Redondo Beach, as the lead agency under CEQA, has prepared this Addendum to the certified PEIR to consider environmental impacts associated with the modified project as compared to the approved project studied in the certified PEIR. Furthermore, the modified project would comply with all applicable mitigation measures, similar to the approved project (see Appendix A).

1.2 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA and the State CEQA Guidelines, this Addendum focuses on whether implementation of the modified project would require major revisions to the certified PEIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects, pursuant to State CEQA Guidelines Section 15162.

Pursuant to Public Resources Code (PRC) Section 21166 and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

A supplement to an EIR (supplemental EIR), which is narrower in scope than a subsequent EIR, may be prepared if any of these criteria apply, but "only minor changes or additions would be necessary to make the previous EIR adequately apply to the project in the changed situation" (CEQA Guidelines Section 15163[a]). In the absence of the need to prepare either a subsequent or supplemental EIR, an addendum to a previously certified EIR may be prepared. CEQA Guidelines Section 15164 states:

(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (CEQA Guidelines Section 15164)

This Addendum to the certified PEIR has been prepared because evaluation of the approved project has not indicated any of the circumstances requiring a subsequent or supplemental EIR is required. As demonstrated in Section 3, *Environmental Analysis*, of this Addendum, the modified project would not result in physical impacts that differ from the approved project evaluated in the certified PEIR, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in CEQA Guidelines Sections 15162(a)

and 15163(a). The modified project would not change the assumptions made under the certified PEIR.

1.3 PRIOR ENVIRONMENTAL DOCUMENTATION

This Addendum relies on the environmental analysis in the City of Redondo Beach's previously certified Redondo Beach Focused General Plan Update, Zoning Ordinance Updates, and Local Coastal Program Amendment Final PEIR (State Clearinghouse No. 2023050732). The Draft PEIR was circulated for public review from August 1, 2024, through September 16, 2024. A Final PEIR was prepared, and the Final PEIR was certified on November 5, 2024. In accordance with CEQA Guidelines Sections 15148 and 15150, this Addendum incorporates the certified PEIR (and its constituent parts, including the adopted Mitigation Monitoring Reporting Program [MMRP]) by reference (see Appendix A).

The certified PEIR found that the approved project would result in no impact or less-than-significant impacts with no mitigation required for the following environmental topics:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality (Impact 5.2-5)
- Biological Resources
- Cultural Resources (Impact 5.4-3)
- Energy (Impact 5.5-1)
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning (Impact 5.10-1)
- Mineral Resources
- Noise (Impact 5.11-3)
- Population and Housing (Impact 5.12-2)
- Public Services
- Recreation
- Transportation (Impacts 5.15-3 and 5.15-4)
- Utilities and Service Systems
- Wildfire

The certified PEIR found that the approved project would result in a less-than-significant impact with the incorporation of mitigation measures for the following environmental topics:

- Cultural Resources (Impact 5.4-2)
- Geology and Soils (Impact 5.6-4)
- Noise (Impact 5.11-2)
- Tribal Cultural Resources

The certified PEIR determined that implementation of the approved project would result in significant and unavoidable impacts for the following environmental topics:

- Air Quality
- Cultural Resources (Impact 5.4-1)
- Energy (Impact 5.5-2)
- Greenhouse Gas Emissions
- Land Use and Planning (Impact 5.10-2)
- Noise (Impact 5.11-1)
- Population and Housing (Impact 5.12-1)
- Transportation (Impacts 5.15-1 and 5.15-2)

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2. PROJECT SUMMARY

2.1 APPROVED PROJECT

The approved project evaluated buildout assumptions for the City's Housing Element housing sites, which included a proposed Residential Overlay land use designation and an Affordable Housing Overlay (AHO) zoning designation. These designations allow land uses that are in addition to the underlying General Plan land use designations. The Residential Overlay designation would allow residential infill projects in six areas of the city: The North Tech District, the northern portion of the Kingsdale neighborhood, the area immediately south of the city's transit center, the area south of the Galleria, several areas along 190th Street, and an area along south Pacific Coast Highway east of Palos Verdes Boulevard. Population increases are primarily around Housing Element sites and planned projects, clustered within the residential overlay areas, integrated throughout the R-2 and R-3 zones, and located within major project areas like the South Bay Galleria (South Bay Social District).

General Plan Amendment

Properties with the Residential Overlay land use designation may be developed as allowed in the underlying land use designation (industrial, industrial flex, or commercial depending on the location) or have the option of developing as infill residential without the need for a General Plan amendment. The Residential Overlay designation is intended to encourage the development of affordable housing by providing added land use flexibility that could allow for the integration of new residential housing opportunities near transit, job centers, and commercial service centers. Residential uses in the Residential Overlay designation may be stand-alone projects, horizontal mixed use, or vertical mixed use. Projects must have a minimum density of 20 du/ac, and they cannot exceed the maximum density identified within each overlay area.

Zoning Amendment

The AHO zone district is found in Title 10, Chapter 2, Division 14, of the Redondo Beach Municipal Code, and implements the Residential Overlay land use designation identified in the Land Use and Housing Elements, including the following sites: North Tech, South of Transit Center, South Bay Marketplace, Kingsdale, 190th Street, and FedEx. The AHO zone district establishes a minimum density of 20 du/ac and a maximum of 55 du/ac and requires that the minimum density established by the AHO prevail over any minimum density standards of the underlying designation (Redondo Beach Municipal Code 10-2.1444). The AHO zone district

provides options to cluster development to incentivize housing production and allow for the preservation of existing uses. The AHO zone district also allows for 100 percent residential projects as well as mixed use with residential and nonresidential uses provided 50 percent or more of the total floor area for the approved project is for residential uses. The AHO zone district also provides additional incentives for projects that include at least 20 percent of units affordable to lower-income households, including an administrative design review process that is exempt from discretionary review, and a reduction in the amount of public open space a project must provide.

2.2 MODIFIED PROJECT

The City of Redondo Beach proposes an amendment to the Housing Element and Zoning Districts that would replace the overlay AHO zone district on the City's identified housing sites required to meet the City's RHNA, with High-Density Multi-Family Residential (65 du/ac) and Mixed-Use Transit Center Housing land use and zoning designations (MU-H 65 du/ac and MU-TCH up to 80 du/ac). These zoning districts would require future development of the Housing Element's identified housing sites to include a minimum of 50 percent of the floor area be developed as residential.

The proposed Mixed-Use Transit Center Housing Required (MU-TCH) land use designation would provide for an integrated mix of residential with community and regional-serving commercial retail, service, office, entertainment, and hotel uses near transit stations. Mixed-use transit center development in the housing-required areas shall require at least 50 percent of the total floor area to be designated for residential uses. Development should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation would also allow for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground-floor commercial with residential units on upper floors, stand-alone commercial or office with residential development in a horizontal mixed-use configuration, and exclusively residential projects. It is recommended that residential projects in this land use designation include an affordable component. Maximum floor-area ratio (FAR) 1.50 and a minimum density of 20 du/ac up to and including a maximum density of 80 du/ac, density may increase consistent with State law for affordable units.

The proposed Mixed-Use Housing Required (MU-H) land use designation provides for housing to be integrated into the City's mixed use and commercial corridors by requiring housing development while also allowing for a mix of commercial retail, service, office, and entertainment uses. Exclusively residential projects and mixed-use projects where at least 50 percent of the total floor area is for residential uses are allowed. Mixed use projects may be in a vertical or horizontal configuration. Development should be of high quality and designed to integrate with existing surrounding land uses. Configurations include ground floor commercial with residential units on upper floors, stand-alone commercial or office with residential

development in a horizontal mixed-use configuration, and exclusively residential projects. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and a minimum density of 20 dwelling units per acre up to and including a maximum density of 65 dwelling units per acre, density may increase consistent with State law for affordable units.

To reflect these amendments, Table 3-2, *Current and Proposed Land Use Designations*, of Chapter 3, *Project Description*, of the certified EIR would be amended with the changes provided in Table 1, *Changes to Approved Land Use Designations*. Underlined text denotes additions to the certified EIR and strikeout denotes deletions. Similarly, Figure 3-5, *Proposed Land Use Plan*, of Chapter 3, *Project Description,* would be amended to remove the Residential Overlay designations and replace with the Mixed-Use Transit Center Housing Required (MU-TCH) and the Mixed-Use Housing Required (MU-H) land use designation (see Figure 1, *Changes to Approved Land use Plan*).

Table 1 Changes to Approved Land Use Designations

Table 3-2 Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
Mixed-Use Transit Center (Housing Required) (MU-TCH)	--	Max. FAR 1.50 A minimum of 20 du/ac up to and including 80 du/ac (50 percent of total floor area must be for residential use)	Provides for an integrated mix of residential with community and regional serving commercial retail, service, office, entertainment, and hotel uses in close proximity to transit stations. Mixed-use transit center development in the housing required areas shall require at least 50 percent of the total floor area to be designated for residential uses. Development in should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with residential units on upper floors, stand-alone commercial or office with residential development in a horizontal mixed use configuration, and exclusively residential projects. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and and A minimum density of 20 dwelling units per acre up to and including a maximum density of 80 dwelling units per acre, density may increase consistent with state law for affordable units.

Table 3-2 Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
Mixed-Use Housing Required (MU-H)	--	Residential Only: 1.0 FAR Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.75 FAR must be for residential use, 50 percent of total floor area must be for residential use) A minimum of 20 du/ac up to and including 65 du/ac	Provides for housing development to be integrated into the City's mixed use and commercial corridors by requiring housing development while also allowing for a mix of commercial retail, service, office, and entertainment uses. Exclusively residential projects and mixed use projects where at least 50 percent of the total floor area is for residential uses are allowed. Mixed use projects may be mixed in a vertical or horizontal configuration. Development should be of high quality and designed to integrate with existing surrounding uses. Configurations include ground floor commercial with residential units on upper floors, stand-alone commercial or office with residential development in a horizontal mixed use configuration, and exclusively residential projects. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and A minimum density of 20 dwelling units per acre up to and including a maximum density of 65 dwelling units per acre, density may increase consistent with state law for affordable units.
~~Residential Overlay (R) North Tech Kingsdale South Bay Marketplace South of Transit Center 190th Street FedEx~~	--	~~Min. 20 du/ac[1] Max. 55 du/ac[1]~~	~~An overlay is a planning tool used to provide flexibility in land use designations. This designation allows uses that differ from or are in addition to, the underlying General Plan land use. This flexibility can help the City respond to State-mandated housing requirements and increase development options in different market conditions.~~ ~~The Residential Overlay allows residential infill projects in six areas of the City: The North Tech District, the northern portion of the Kingsdale neighborhood, the area immediately south of the City's transit center, the area south of the Galleria, several areas along 190th Street, and an area along south Pacific Coast Highway east of Palos Verdes Boulevard.~~ ~~The North Tech District, and the areas south of the transit center and Galleria are all located in close proximity to existing or future Metro Station stops, which provides access to existing or planned transportation alternatives.~~ ~~Properties with the Residential Overlay designation may be developed as the underlying land use designation (industrial, industrial flex, or commercial depending on the location) and also have the option of developing as infill residential without the need for a General Plan amendment.~~ ~~The Residential Overlay is intended to encourage the development of affordable housing by providing added land use flexibility that could allow for the integration of new residential housing opportunities in close proximity to transit, job centers, and commercial service centers.~~

Table 3-2 Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
			~~Residential uses in the overlay area may be stand-alone projects, horizontal mixed use, or vertical mixed use.~~ ~~Residential projects must have a minimum density of 20 dwelling units per acre, and they cannot exceed the maximum density identified within each overlay area.~~

As shown in Table 2, *Changes to Citywide Growth Under the Modified Project Compared to Approved Project*, the modified project would result in a potential 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase in number of jobs (+671) over what was analyzed in the certified PEIR.

Table 2 Changes to Citywide Growth Under the Modified Project Compared to Approved Project

Scenario	Acres	Number of Housing Units	Total Population	Nonresidential Square Feet	Employment (Number of Jobs)
Approved project in the certified PEIR	3,973	35,387	78,978	17,508,276	36,627
Changes under Modified Project	0	36,479	81,430	17,954,927	37,298
Change	0	+1,092	+2,452	+446,651	+671
Percentage Change	0%	+3.1%	+3.1%	+2.5%	+1.8%

The additions and corrections provided in Table 1, *Changes to the Approved Land Use Designations,* Table 2, *Changes to Citywide Growth Under the Modified Project Compared to Approved Project*, and Figure 1, *Changes to the Approved Land Use Plan*, would be carried out throughout the certified EIR, as applicable, to reflect the modified project.

Figure 1 Changes to Approved Land Use Plan

3. ENVIRONMENTAL ANALYSIS

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et. seq.) authorizes a lead agency to prepare an addendum to an EIR "if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Like the approved project evaluated in the certified PEIR, the modified project would not directly result in physical development; rather, the modified project provides a program-level analysis associated with an amendment that would replace the program for overlay zoning standards on the City's identified housing sites required to meet the City's RHNA with High Density Multi-Family Residential (65 du/ac) and Mixed-Use Transit Center Housing zoning designations (MU-H and MU-TCH). Before any redevelopment activities would occur on the City's identified housing sites, all such activities would be required to be analyzed for conformance with the General Plan; zoning requirements; and other applicable local, State, and federal requirements and obtain all necessary clearances, zoning entitlements, and permits.

Therefore, this Addendum specifically addresses environmental topics that potentially would be impacted by an increase in FAR as a result of the land use and zoning designation amendments, which would result in a potential 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase in number of jobs (+671) over what was analyzed in the certified PEIR. Increases in housing units, population, and nonresidential square feet, would potentially affect aesthetics, air quality, energy, greenhouse gas emissions (GHG), land use and planning, noise, population and housing, public services and recreation, transportation, and utilities and service systems. The modified project would have no material impact on agricultural and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, tribal cultural resources, and wildfire above what was analyzed in the certified EIR, as future development under the approved project would occur on properties that are already identified under the certified PEIR for development. Therefore, no further analysis of these topics is necessary for purposes of this Addendum.

3.1 AESTHETICS

The certified PEIR determined that the approved project would result in less-than-significant impacts to scenic vistas, scenic highways, visual character, and substantial light or glare. Future development facilitated by the modified project would not occur in protected open space areas, including beaches and coastal bluffs, and thus would not affect scenic vistas from associated vantage points. Additionally, there are no scenic highways in or near Redondo Beach, and no eligible scenic highways run through the city limits. The nearest eligible scenic highway is a segment of State Route (SR-) 1 approximately 10 miles to the north. Future development facilitated by the modified project would not interfere with scenic resources within a state highway.

No physical development is proposed as part of the modified project; site plans and building designs would be subject to Section 10-2.2500 (a), *Administrative Design Review*, or Section 10-2.2502 (b*), Planning Commission Design,* of the City's Municipal Code. As outlined in Section 10-2.2500 (a), *Administrative Design Review*, of the City's Municipal Code, the Community Development Director or his/her assigned would review minor development projects that otherwise meet the zoning regulations, in terms of the appropriateness of the design. Pursuant to Section 10-2.2500 (a)(10)(a) and (b), this would include Housing Element Reused Sites when the proposed project site is: (1) listed on Table B-1 in the 2021-2029 Housing Element; (2) identified as a site used in a prior Housing Element; (3) not listed as vacant; and (4) satisfies any portion of the City's lower-income RHNA requirement. This would also include Housing Element Rezoned Sites where the proposed project site is listed on Table B-2 in the 2021-2029 Housing Element and identified in Table B-2 as satisfying any portion of the City's low- or very low-income RHNA requirement.

Section 10-2.2502(b), *Planning Commission Design Review*, would determine a future project's consistency with specific criteria, including, but not limited to, user impact and needs, relationship to physical features, consistency of architectural style, balance and integration with the neighborhood, and building design. As stated in the Municipal Code:

"Planning Commission Design Review is established to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The provisions of this section will serve to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City."

The modified project would replace the program for overlay zoning standards on the City's identified housing sites required to meet the City's RHNA with High-Density Multifamily Residential (65 du/ac) and Mixed-Use Transit Center Housing land use and zoning designations (MU-H and MU-TCH). These zoning designations would require future development of the Housing Element-identified housing sites to include a minimum of 50 percent of the floor area

be developed as residential. The proposed MU zoning designations of the housing sites will also increase the allowed residential densities from 55 du/ac to 65 du/ac and 80 du/ac, depending on the location. Although, a proposed increase in FAR would facilitate the potential increase in building height and/or expansion of existing structures on the City's identified housing sites, with adherence to the Administrative Design Review or Planning Commission Design Review, as applicable, this increase in density would not have the potential to significantly alter the visual appearance of these sites. Furthermore, the modified project would be required to comply with the policies of the General Plan Update to ensure that future development would preserve and enhance Redondo Beach's visual character and quality. A primary goal of the General Plan Update is to retain the city's current character by addressing consistency of new development with existing development. With adherence to the General Plan Update policies, and subject to Planning Commission Design Review, the modified project would not conflict with applicable regulations governing scenic quality, and like the approved project, impacts would remain less than significant.

With respect to light and glare, and similar to the approved project, the modified project would allow future intensification and redevelopment of the City's identified housing sites but would not significantly increase light and glare above existing conditions nor introduce new incompatible uses. Future development would comply with General Plan Update policies and the issuance of a Planning Commission Design Review. In addition, future redevelopment would be required to comply with City Municipal Code Section 10-2.912, which requires that outdoor lighting be designed to not adversely impact surrounding uses, but also provide a sufficient level of illumination. Furthermore, proposed General Plan Policy OS-3.5 would ensure that glare impacts would be reduced by requiring outdoor fixtures to be fully shielded (aims light down) to prevent lighting up the sky rather than the ground. With adherence to General Plan policies and the City's Municipal Code, including a Planning Commission Design Review, substantial light and glare would not extend substantially beyond the site where it is generated, and like the approved project, impacts under the modified project would remain less than significant.

3.2 AIR QUALITY

The certified PEIR determined that the approved project would potentially conflict with or obstruct the implementation of the South Coast Air Quality Management District's (AQMD) 2024 Air Quality Management Plan (AQMP). Buildout of the approved project would increase vehicle miles traveled (VMT) per service population and would not be consistent with the AQMP. In addition, air pollutant emissions associated with buildout of the approved project would cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB). Therefore, the approved project would be inconsistent with the AQMP. Construction-related regional air quality impacts of developments that would be accommodated by the approved project would be significant and unavoidable. Similarly, localized operation-related air quality impacts associated with implementation of the approved project were considered

significant and unavoidable impacts. The certified PEIR determined that the approved project would not result in odor impacts and that adherence to South Coast AQMD Rule 402 would minimize and provide control for potential odors associated with construction and operational activities. Therefore, impacts related to odors were less than significant.

Because the modified project would result in increased residential dwelling units and nonresidential square feet, as compared to the approved project (see Table 2, *Changes to Citywide Growth Under the Modified Project Compared to Approved Project*), it is anticipated that construction emissions associated with the modified project would marginally increase in comparison to the approved project as more development facilitated by the modified project would occur. However, as discussed further in Section 3.9, *Transportation*, although the increase in density and intensity would result in a slight increase in total VMT, the higher density and intensity uses adjacent to mixed-use development would contribute to improved transportation efficiency and would overall slightly reduce VMT per service population, and thereby marginally reducing air quality impacts associated with operation of development facilitated by the modified project.

Like the approved project, future development facilitated by the modified project would implement mitigation measures AQ-1 and AQ-2 of the MMRP. Because no physical development on the sites is envisioned in both the existing General Plan and part of the modified project, it is reasonable to assume that like the approved project, project impacts related to air quality, after mitigation, would remain significant and unavoidable.

3.3 ENERGY

The certified PEIR disclosed that construction of individual development projects facilitated by the approved project would not result in wasteful, inefficient, or unnecessary consumption of fuel use (energy resources), and future individual development projects would temporarily increase demands for energy associated with transportation. Operation of new development projects accommodated under the approved project would create additional demands for electricity and natural gas compared to existing conditions.

The General Plan Update includes policies related to land use, transportation planning, energy efficiency, and renewable energy generation that would contribute to minimizing the City's total energy consumption. Implementation of policies under the General Plan Update in conjunction with and complementary to regulatory requirements would ensure that energy demand associated with growth under the approved project would not be inefficient, wasteful, or unnecessary. Therefore, energy impacts associated with implementation and operation of land uses accommodated under the approved project would be less than significant.

The individual development projects facilitated by the approved project would comply with the applicable requirements of the Building Energy Efficiency Standards and CALGreen. Although

the approved project would be consistent with the objectives of the City's Climate Action Plan (CAP) to reduce GHG emissions consistent with the State's Assembly Bill (AB) 32 GHG emission reduction targets, to reduce transportation energy, the General Plan Update would not be consistent with the CAP's Goal LUT: G, Land Use Strategies, and several of the Southern California Association of Government's (SCAG's) Regional Transportation Plan/Sustainable Communities Plan (RTP/SCS) goals. Therefore, implementation of the General Plan Update could conflict with or obstruct implementation of the City's CAP, and impacts would be potentially significant. As such, the certified PEIR determined that there were no feasible mitigation measures that could fully reduce VMT impacts at full buildout of the approved project and fully reduce the approved project's inconsistencies with the goals of SCAG's 2024-2050 RTP/SCS. Impacts related to energy would remain significant and unavoidable.

The modified project would allow for an increase of dwelling units and nonresidential square feet from what was studied in the certified PEIR. As discussed in Section 3.9, *Transportation*, the increased intensification of dwelling units and nonresidential square feet would result in a slight improvement in transportation efficiency by increasing housing and employment opportunities near transit services concurrent with a proposed increase in density and intensity. Although the increase in dwelling units might result in a slight increase in total VMT, the higher-density and intensity uses adjacent to mixed-use development would contribute to a reduction in energy use from the transportation sector and would overall, slightly reduce VMT per service population. Therefore, the modified project could result in shorter distances traveled as there would be an increase in employment within proximity to housing and other amenities. Overall, impacts to energy use under the modified project would be similar, if not slightly reduced, when compared to the approved project evaluated in the certified PEIR, but impacts would remain significant and unavoidable.

3.4 GREENHOUSE GAS EMISSIONS

Development under the approved project would contribute to global climate change through direct and indirect emissions of GHG from land uses in the city. The certified PEIR determined that the approved project would reduce energy sector emissions by increasing energy efficiency, energy conservation, and use of renewable energy. However, GHG emissions reduction are only 1 percent less than the CEQA baseline and not the 85 percent necessary to ensure the city is on a trajectory to achieve the long-term reductions goals of AB 1279 and substantial progress toward the State's carbon neutrality goals. Additionally, while the General Plan Update would be consistent with many of the strategies in the City's CAP, the General Plan Update would not be consistent with the CAP's Goal LUT: G, Land Use Strategies, and several of SCAG's RTP/SCS goals. Therefore, GHG emissions associated with the approved project were considered significant and unavoidable.

As discussed in Section 3.9, *Transportation*, the modified project would result in increased housing and employment opportunities around transit and mixed-use development, which would provide mobility options, and it is anticipated that GHG emissions associated with this modified project would be slightly less in comparison to the approved project. Policies and implementation measures for the approved project would be applicable to the modified project and would have the potential to reduce GHG emissions. Overall, impacts of the modified project would be slightly reduced compared to the approved project but would remain significant. Like the approved project, the modified project would implement mitigation measure GHG-1.

3.5 LAND USE AND PLANNING

The certified PEIR concluded that no aspect of the approved project would divide the existing city. On the contrary, the approved project includes provisions that directly address land use connectivity, compatibility, and encroachment of new development on existing neighborhoods and land uses. However, the certified PEIR determined that future development in accordance with the approved project would conflict with plans adopted for the purpose of avoiding or mitigating an environmental effect, and project impacts, even after mitigation, would remain significant and unavoidable. The modified project would include climate benefits, land use patterns, and goals and policies that align with the RTP/SCS. Implementation of the approved project would support a variety of land use types, including high-density housing and mixed-use development that encourage better connectivity to employment and commercial uses, and in closer proximity to public transit. However, the approved project would not be consistent with several of the goals of SCAG's 2024-2050 RTP/SCS with respect to VMT at buildout and impacts associated with air quality, GHG, and VMT would be significant. Therefore, the approved project would conflict with SCAG's Connect SoCal goals aimed at improving air quality and reducing GHG emissions, and impacts were considered significant.

As discussed under Section 3.9, *Transportation*, of this Addendum, although total VMT would slightly increase, because the modified project would result in increased residential and employment opportunities around transit and mixed use development, which would provide mobility options, it is anticipated that air quality and GHG emissions associated with this modified project would be slightly less in comparison to the approved project because of a reduction in VMT per service population. Policies and implementation measures for the approved project would be applicable to the modified project and would have the potential to reduce air quality and GHG emissions. Overall, impacts of the modified project would be slightly reduced compared to the approved project but would remain significant and unavoidable.

3.6 NOISE

The certified PEIR determined that impacts related to construction noise, even after mitigation, would remain significant and unavoidable. Impacts related to vibration and operations-related

vibration would be reduced to less than significant. Under the General Plan Update, the primary source of temporary noise in the city would be demolition and construction activities associated with development projects and activities. However, because construction activities associated with any individual development may occur near noise-sensitive receptors and because, depending on the project type, equipment list, time of day, phasing and overall construction durations, noise disturbances may occur for prolonged periods of time or during the more sensitive nighttime hours, construction noise impacts associated with implementation of the approved project were considered potentially significant.

The development of residential, automotive, industrial, or other uses and activities under the proposed General Plan Update could generate substantial stationary noise. In addition, changes in both citywide and regional land use patterns and transportation networks, such as the increased development of mixed-use areas or changing concentrations of job opportunities from certain locations to others, particularly those accessible to existing and planned public transit, can result in a shift in traffic patterns and thereby decrease traffic on certain roadways. However, adherence to the proposed General Plan policy provisions would ensure that the noise environment in Redondo Beach does not increase in a manner that worsens existing noise compatibility or exposes noise-sensitive land uses to “unacceptable” noise levels. With implementation of the General Plan policies and Mitigation Measures, future development and activities under the proposed General Plan Update would result in a less than significant impacts. Industrial operations throughout the city would generate varying degrees of ground vibration, depending on the operational procedures and equipment. Because specific project-level information is not available at this time, it was not possible to quantify future vibration levels at vibration-sensitive receptors that may be near existing and future vibration sources. Therefore, with the potential for sensitive uses to be exposed to annoying and/or interfering levels of vibration from industrial operations, operations-related vibration impacts associated with implementation of the approved project were considered potentially significant.

The modified project would allow an increase of dwelling units and non-residential square feet compared to what was analyzed in the certified PEIR. As no physical development is proposed, it is speculative to estimate construction noise at this time, but it is reasonable to assume that overall construction and operational noise impacts would be similar compared to the approved project, although more non-residential square feet allowed by the modified project could take longer to construct than the approved project, which would extend the exposure to construction noise.

With respect to traffic noise, impacts under the modified project may slightly increase as compared to the approved project because the modified project would slightly increase total VMT but could reduce VMT per service population (see Section 3.9, *Transportation*). The increase in non-residential growth facilitated by the modified project would represent a 2.5 percent increase citywide as compared to the approved project and thus an increase in noise

would be negligible. Overall, impacts with respect to noise and vibration would be similar to the approved project and remain significant and unavoidable.

3.7 POPULATION AND HOUSING

The certified PEIR determined that implementation of the approved project would directly induce population and employment growth in the area but would slightly improve the jobs-housing balance. The approved project would accommodate future growth by providing for infrastructure and public services to accommodate the projected growth. Policies under the Redondo Beach General Plan's Housing and Land Use Elements would ensure the City supports a variety of housing types and densities and provides job growth to accommodate Redondo Beach residents. Nonetheless, because the approved project's buildout projections are greater than the projected growth through SCAG, implementation of the approved project was considered a potentially significant impact related to population and employment growth. The certified PEIR determined that there are no feasible mitigation measures to reduce the approved project's impacts to population growth. As a result, impacts to population growth as a result of future development in accordance with the proposed project would remain significant and unavoidable.

As shown in Section 2, *Project Summary*, Table 2, the modified project would result in a potential 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase in number of jobs (+671) over what was analyzed in the certified PEIR. Thus, the modified project would result in slightly increased impacts compared to the approved project with respect to population, housing and employment because it would slightly further increase growth beyond projections identified in SCAG's regional forecasts for 2050. Overall, and similar to the approved project, impacts on population and housing under the modified project would also be significant and unavoidable, but not by a materially greater amount or in ways that would lead to significantly greater impacts.

3.8 PUBLIC SERVICES AND RECREATION

The certified PEIR concluded that future development and population growth in the city accommodated by the approved project would increase the demand for the provision of local public services, thereby increasing the demand for fire and police protection services, and increasing school enrollments, demand for library services, and demand for park, open space, and recreational amenities. However, compliance with existing and proposed policies, regulatory codes and standards, and funding mechanisms would ensure that the approved project would result in a less-than-significant impact. While no physical development is proposed as part of the modified project, future development, facilitated by the FAR of the modified project would also be required to comply with existing and proposed General Plan

Update policies, regulatory standards, and funding mechanisms. As a result, similar to the approved project, and with compliance with all applicable policies, codes, standards, funding mechanisms, and approvals, impacts to public services under the modified project would remain less than significant.

3.9 TRANSPORTATION

The certified PEIR determined that the approved project would conflict with some policies from SCAG's 2024–2050 RTP/SCS because buildout facilitated by the approved project would increase VMT per service population beyond the threshold (16.8 percent below SBCCOG Baseline Conditions) and would result in a significant impact. Therefore, the approved project would generate long-term emissions that would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. Additionally, given the growth in population and employment in the city and the magnitude of GHG emissions reductions needed to achieve the GHG reduction target, GHG emissions were considered significant. Although the approved project would include climate benefits, land use patterns, and goals and polices that align with the RTP/SCS, and would otherwise be consistent with implementation of programs, plans, ordinances, and policies addressing the circulation system, including transit, roadway, and bicycle and pedestrian facilities, impacts associated with VMT, Air Quality, and GHG were determined to be significant and therefore, the approved project would not be consistent with SCAG's 2024–2050 RTP/SCS and impacts were determined to be significant. Additionally, because the approved project is a regulatory document that sets the framework for future growth and development in the city and does not directly result in development, use of VMT reduction strategies would need to be assessed on a project-by-project basis. Therefore, the certified PEIR determined that VMT impacts were considered significant. There are no feasible mitigation measures identified in the certified PEIR that would fully reduce VMT impacts at full buildout of the approved project. Additionally, the certified PEIR determined that there are no feasible mitigation measures that would fully reduce the approved project's inconsistencies with the goals of SCAG's 2024–2050 RTP/SCS.

VMT for the modified project would result in a slight improvement in transportation efficiency by increasing housing and employment opportunities near transit services concurrently with a proposed increase in density and intensity of residential and commercial land use designations within the city. Development would be required to implement applicable Travel Demand Management (TDM) development standards pursuant to Article 11 of the City's Municipal Code. Article 11 requires that nonresidential development provide facilities and/or programs that accommodate the use of ridesharing, transit, and pedestrian/bicycle commuting as alternatives to single-occupant vehicle trips to reduce VMT and mitigate transportation impacts. Prior to approval of any development project that meets or exceeds the threshold for triggering TDM strategies, an applicant is required to comply with the applicable TDM and trip reduction standards set forth by Article 11.

The modified project would marginally reduce VMT per-service population compared to the approved project because of the slight improvement in transportation efficiency as a result of intensification of the land uses surrounding transit. Due to the increase in development density and intensity resulting in an increase in population, housing and employment, this alternative would be expected to reduce VMT per service population relative to the approved project. Although VMT per service population would be slightly reduced under the modified project, total VMT for the City would increase slightly when compared to the approved project, and as such, cumulative impacts would remain significant and unavoidable.

Additionally, like the approved project, the modified project does not propose any incompatible uses that would significantly increase hazards or affect emergency access. Future redevelopment facilitated by the modified project would undergo a review process at the City to ensure consistency with adopted standards, including site plan review, related to access and circulation. Like the approved project, the modified project impacts would be considered less than significant.

In summary, the modified project would require implementation of mitigation measures in the certified PEIR, including AQ-1 through AQ-3 and GHG-1 to reduce inconsistencies with the goals of SCAG's 2024–2050 RTP/SCS related to VMT and emissions. However, there are no feasible mitigation measures identified in the certified PEIR that would fully reduce VMT impacts at full buildout of the approved project or the modified project. Although VMT would slightly decrease VMT per service population and slightly increase VMT, cumulative impacts would remain significant and unavoidable.

3.10 UTILITIES AND SERVICE SYSTEMS

As disclosed in the certified PEIR, existing and/or proposed facilities and purveyors would be able to accommodate future project-generated wastewater, water demand, stormwater drainage, solid waste, electric power, natural gas, and telecommunications demand, and not require or result in the relocation or construction of new or expanded facilities. The modified project would facilitate a potential 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase in number of job (+671) over the approved project. As concluded in the certified PEIR, the approved project is well within existing facilities' capacities; therefore, the increase in intensity proposed under the modified project would be adequately accommodated by existing and/or proposed facilities and utility purveyors. Additionally, future development would be subject to City permits, fees, and applications to ensure that future development would not pose burdens on the existing infrastructure. Overall, impacts would be slightly increased compared to the approved project but would remain less than significant.

4. FINDINGS

As summarized in this section, and for the reasons described in Section 3, *Environmental Analysis*, of this Addendum, the City of Redondo Beach has concluded that the modified project meets the conditions of CEQA Guidelines Section 15164 and that therefore an Addendum to the certified EIR is the appropriate CEQA document to address the modified project.

As previously discussed, under CEQA Guidelines Section 15164, an addendum to an EIR or MND may be prepared if only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or MND have occurred. The following restates the standards set forth in CEQA Guidelines Section 15162 as they relate to the modified project.

1. **No substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effect.**

2. **No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The modified project includes General Plan land use designation and zoning district amendments that are changes in policy, not entitlement for physical development. As described in this addendum, the sites affected by the modified project are already designated and zoned for urban development. The modified project makes minor changes to the regulatory process, and increases the potential density, but the physical impacts of construction are the same as those analyzed in the certified PEIR. Implementation of the modified project would not result in physical changes to the environment that were not disclosed in the certified PEIR. Moreover, the modified project would not create new impacts or the need for additional mitigation measures. The policies identified in the approved project that would reduce physical environmental effects associated with future development continue to apply to the modified project. The certified PEIR addresses potentially significant impacts related to air quality, cultural resources (Impact 5.4-1), energy (Impact 5.5-2), GHG emissions, land use and planning (Impact 5.10-2), noise (Impact 5.11-1), population and housing (Impact 5.12-1), and transportation (Impacts 5.15-1 and 5.15-2). The policies and mitigation identified in the certified PEIR to reduce physical environmental effects would also apply to the modified project. Because a future development project must be consistent with the City's General Plan, zoning, development standards, and would undergo Planning Commission Design Review, the adopted

measures to address physical impacts on the environment would be applied, resulting in the same overall impacts as evaluated in the certified PEIR. As demonstrated in this Addendum, the modified project's contribution of a 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase on number of job (+671), as compared to the buildout for the approved project would not result in new significant environmental impacts that were not previously disclosed under the certified PEIR, and no changes are proposed under the modified project, nor have any substantial changes occurred with respect to circumstances, which would warrant major revisions to the certified PEIR.

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration

The certified PEIR addresses potentially significant impacts related to impacts related to air quality, cultural resources (Impact 5.4-1), energy (Impact 5.5-2), GHG emissions, land use and planning (Impact 5.10-2), noise (Impact 5.11-1), population and housing (Impact 5.12-1), and transportation (Impacts 5.15-1 and 5.15-2). The policies and mitigation identified in the certified PEIR to reduce physical environmental effects would also apply to the modified project. Because a future development project must be consistent with the City's General Plan, zoning, and development standards, the mitigation measures to address physical impacts on the environment would be applied, resulting in the same overall impacts as evaluated in the certified PEIR. Therefore, there would be no new significant environmental impacts under the modified project that were not previously disclosed in the certified PEIR.

B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

As demonstrated in this addendum, the modified project would have the same significant impacts as those disclosed in the certified PEIR and no substantially more severe impacts would occur. The policies and mitigation measures identified in the certified PEIR to reduce physical environmental effects would also apply to the modified project. Implementation of the modified project would not result in significant physical changes to the environment that were not disclosed in the certified PEIR. Therefore, no new or more severe significant impacts associated with the modified project would occur.

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the

project, but the project proponents decline to adopt the mitigation measure or alternative; or

The modified project would not result in new significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the certified PEIR; therefore, there is no need for new mitigation measures or alternatives.

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The modified project would have the same significant impacts as the certified PEIR, and all associated policies and mitigation measures identified in the certified PEIR to reduce physical environmental effects would apply to all future development. There would be no new significant impacts resulting from implementation of the modified project. There is no new mitigation or alternative that would substantially reduce one or more significant effects on the environment

The modified project would not result in any of the conditions outlined in CEQA Guidelines Sections 15162(a)(1) to (3) because the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, requiring major revisions to the certified PEIR, and there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the certified PEIR was certified, showing any of the conditions identified in CEQA Guidelines Section 15162(a)(3). Accordingly, this Addendum provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and that an addendum to the certified PEIR is the appropriate environmental document to evaluate changes associated with the modified project.

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5. LIST OF PREPARERS

LEAD AGENCY

Marc Wiener, Community Development Director

Sean Scully, Planning Manager

PLACEWORKS

Mark Teague, AICP, Principal

Jennifer Kelley, Senior Associate

5. LIST OF PREPARERS

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ORDINANCE NO. 3311-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) ("Housing Element") on July 5, 2022, which identified policies, programs, and "housing sites" intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the City has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the City has continued to work with HCD to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City's implementation of its strategy for meeting its RHNA allocation, and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) that require future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to HCD for

review. The City timely received a total of 5 written comments during the public review periods; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and approved by HCD and a "substantial compliance" letter from HCD dated March 13, 2026 was received by the City of Redondo Beach; and

WHEREAS, proposed amendments to the city's Zoning and Subdivision Ordinances are also required in order to implement and be consistent with this proposed Housing Element amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the "Addendum" to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City's Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and continued the public hearing to a Special Meeting of the Planning Commission on March 31, 2026, to fulfill broadcast and virtual Zoom participation options included in the public notice for the March 19, 2026 public hearing that due to technical reasons were not available at the public hearing on March 19, 2026; and

WHEREAS, at their Special Meeting on March 31, 2026, the Planning Commission held a continued public hearing to again consider the "Addendum" to the certified program Final Environmental Impact Report and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances noted above, took testimony from staff, the public and other interested parties, deliberated, closed the public hearing and recommended that the City Council approve, pursuant to the California Environmental Quality Act, an addendum to the certified "Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment Program EIR", concerning the update of the City's Housing Element, and adopt proposed amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code ("Exhibit A") to implement amendments to the city's certified 6th Cycle 2021-2029 Housing Element that replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac); and

WHEREAS, following the Special Meeting of the Planning Commission on March 31, 2026, city staff and the city's housing consultant Veronica Tam & Associates, Inc. conferenced with HCD concerning the proposed amendments to the city's Zoning and Subdivision Ordinances required in order to implement and be consistent with the proposed Housing Element amendment and the city has since incorporated HCD's recommended edits and clarifications into the proposed Zoning and Subdivision Ordinances. HCD requested an increase in height and stories from the proposed 45' and 4 stories to 55' and 5 stories for the high-density residential (65 DU/AC) "Housing Sites" along 190th street and clarifying language concerning the requirement for 50% of any future development at the identified "Housing Sites" must be residential. HCD did not provide any comments concerning the proposed amendments to the Subdivision Ordinance; and

WHEREAS, on May 5, 2026 the City Council, at their duly noticed public hearing and pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), approved an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026) with the approval of Resolution No. 2605-027.

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

1. That the amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use are consistent with the "Purpose" and procedures pursuant to Redondo Beach Municipal Code Section 10-2.2504 Zoning amendments.
2. That the amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use are consistent with and serve to implement the City's certified 6th Cycle 2021-2029 Housing Element as amended.
3. The amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use are necessary to facilitate the development of affordable housing in the community consistent with State housing law.
4. That the City Council pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), considered the information and determinations contained in an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update (State Clearinghouse Number 2023050732) which was prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) prepared in March 2026.
5. That agencies and interested members of the public have been afforded ample notice and opportunity to comment on the "Addendum" to the certified program Final

Environmental Impact Report, the proposed amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and the associated proposed amendments to the City's Zoning and Subdivision Ordinances, required to implement and be consistent with the Housing Element amendments.

6. That the City Council, in the exercise of its independent judgment and pursuant to CEQA, approved the "Addendum" to the certified "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac), with their approval of Resolution No. 2605-027 and as part of that approval directed staff to file a "Notice of Determination" as set forth in Public Resources Code Section 21152.
7. That the amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and Zoning and Subdivision Ordinances are exempt from the requirements and procedures pursuant to Article XXVII of the City's Charter.

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

SECTION 1. That the above recitals and findings are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE. That the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use to make consistent with and implement the City's certified 6th Cycle 2021-2029 Housing Element Amendments in accordance with the proposed changes/edits attached as "Exhibit A".

SECTION 3. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this amendment to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use Ordinance. The City Council declares that it would have passed this amendment to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 4. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

[THIS SECTION INTENTIONALLY LEFT BLANK]

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

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

CERTIFICATION

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Ordinance No. 3311-26 was introduced at a regular meeting of the City Council held on the 5th day of May, 2026 and approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 12th day of May, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said Ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

ORDINANCE NO. CC-3311-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

"Exhibit A"

Amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code.

Amendments to Chapter 2, Zoning and Land Use

Amendments to Article 1, General Provisions

Section 10-2.300, Designation of Zones:

§ 10-2.300 Designation of zones.

For the purposes related to the orderly development of the City, and in order to carry out the provisions of this chapter, the City is divided into the following zones:

(a) Residential.

(1) R-1 Single-Family Residential Zone.

(2) R-1 A Single-Family Residential Zone.

(3) R-2 Low Density Multiple-Family Residential Zone.

(4) R-3 Low Density Multiple-Family Residential Zones: R-3 and R-3A.

(5) RMD Medium Density Multiple-Family Residential Zone.

(6) RH High Density Multiple-Family Residential Zones: RH-1, RH-2, ~~and~~ RH-3, and RH-4.

(7) R-MHP Mobile Home Park Zone.

(b) Commercial.

(1) C-1 Commercial Zone.

(2) C-2 Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.

(3) C-3 Commercial Zones: C-3, C-3A, C-3B and C-3-PD.

(4) C-4 Commercial Zones: C-4, C-4A, and C-4-PD.

(5) C-5 Commercial Zones: C-5A.

(6) CC Coastal Commercial Zones: CC-1, CC-2, CC-3, CC-4 and CC-5.

(c) Mixed Use.

(1) MU-1 Mixed Use Zone.

~~(2) MU-2 Mixed Use Zone.~~

(~~3~~2) MU-3 Mixed Use Zones: MU-3, MU-3A, and MU-3C.

(3) MU-H Mixed Use

(4) CR Regional Commercial Zones: CR, and CR-H.

(d) Industrial.

(1) I-1 Industrial Zones: I-1, I-1A, and I-1B.

(2) I-2 Industrial Zones: I-2 and I-2A.

(3) IC-1 Industrial-Commercial Zone.

(e) Public and Institutional.

(1) P-CIV Civic Center Zone.

(2) P-RVP Riviera Village Parking Zone.

(3) P-ROW Right-of-Way Zone.

(4) P-CF Community Facility Zone.

(5) P-PRO Parks, Recreation, and Open Space Zone.

(6) P-SF School Facility Zone.

(7) P-GP Generating Plant Zone.

(f) Overlay Zones.

(1) (H) Historic Overlay Zone.

(2) (PLD) Planned Development Overlay Zone.

(3) (MU) Mixed-Use Overlay Zone.

(4) (RIV) Riviera Village Overlay Zone.

~~(5) (AHO) Affordable Housing Overlay Zone.~~

(5) (IF) Industrial Flex Overlay Zone.

Section 10-2.402, Definitions:

The following definitions will be revised (shown as strike through and underlined text) within Section 10-2.402, Definitions:

…

(9) "Affordable Housing ~~Overlay (AHO)~~ Project - Housing Element" shall mean any development project proposed or developed ~~within an affordable housing overlay zone that qualifies to use the optional standards of the AHO zone and~~ on a Housing Element Affordable Housing Site that provides at least 20 percent of units affordable to lower-income households. Low Barrier Navigation Centers also qualify as affordable housing projects. ~~elects to do so. Qualifying projects must meet the requirements of either a Tier 1 or Tier 2 project as follows:~~

~~(1) Tier 1. Any project within an AHO zone with a residential component, including transitional housing, supportive housing, and employee housing, that occupies at least 50 percent of the total floor area in the project site.~~

~~(2) Tier 2. Any project within an AHO zone that meets the requirements of Tier 1 and also provides at least 20 percent of units affordable to lower-income households. Low Barrier Navigation Centers also qualify as a Tier 2 projects.~~

(10) "Affordable Housing ~~Overlay (AHO)~~ Site - Housing Element)" shall mean a site identified in the Housing Element of the General Plan that is included in the Housing Element Sites inventory as suitable to fulfill the City's low or very low income RHNA obligation, ~~would be rezoned with an "Affordable Housing Overlay"~~ and ~~represented~~ is identified in the ~~Land Use~~ rezoning program (Program 8) of the Housing Element ~~by the residential overlay (-R) General Plan land use designation~~. On these sites, ~~qualifying AHO~~ at least 50 percent of the floor area for any new development project must be for residential use. Affordable Housing Projects-Housing Element ~~may~~ benefit from streamlined administrative procedures identified in Article 12. ~~elect to use the regulations and standards of the AHO zone rather than those of the underlying zone. AHO sites~~ Affordable Housing Sites - Housing Element include the following sites identified ~~on~~ in the ~~Land Use Plan~~ Housing Element of the General Plan:

~~(1) North Tech~~

~~(2)~~a. South of Transit Center (RH-4)

(3)b. South Bay Marketplace (CR-H)

~~(4)~~c. Kingsdale (RH-4 and MU-H)

~~(5)~~d. 190th Street (RH-4)

~~(6)~~e. FedEx (MU-H), and

f. Scattered Sites (MU-1)

…

(79) "Floor area, gross." In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures.

a. Uses in nonresidential zones. Gross floor area shall mean the floor area of the ground floor and any additional stories, and the floor area of mezzanines, lofts, and basements of a structure. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators.

b. Residential uses in "R" residential zones. Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines and lofts, and garages. Gross floor area shall not include decks, balconies, attics, basements where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two feet above the existing grade or finished grade, whichever is lower, within the front 40 feet of the lot, or basements not located within the front 40 feet of the lot.

c. Mixed uses in mixed use ~~and AHO~~ zones. Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines, and lofts. Gross floor area shall not include decks, balconies, attics, basements where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two feet above the existing grade or finished grade, whichever is lower, within the front 40 feet of the lot, or basements not located within the front 40 feet of the lot. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators.

Amendments to Article 2, Zoning Districts

Section 10-2.510, Specific purposes, R-2, R-3, RMD, and RH multiple-family residential zones.

§ 10-2.510 Specific purposes, R-2, R-3, RMD, and RH multiple-family residential zones.

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the multiple-family residential zone regulations are to:

(a) Provide appropriately located areas for multiple-family residential development, including those units used as transitional housing, supportive housing or employee housing consistent with the General Plan, and with the standards of public health, safety, and welfare established by the Municipal Code;

(b) Provide an adequate supply and range of housing types to accommodate the City's future population growth;

(c) Achieve a high level of design quality consistent with the surrounding neighborhood;

(d) Ensure adequate light, air, privacy, and open space for each dwelling;

(e) Protect residential areas from public safety hazards;

(f) Provide sites for public or semi-public land uses needed to complement residential development or requiring a residential environment;

(g) Ensure the provision of public services and facilities needed to accommodate the residential population.

(h) The additional purposes of each multiple-family residential zone are:

(1) R-2, R-3 and R-3A low density multiple-family residential zones. To provide opportunities for low density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments, and designed to convey the visual character of single family residential neighborhoods.

(2) RMD medium density multiple-family residential zone. To provide opportunities for medium density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.

(3) RH high density multiple-family residential zones. To provide opportunities for higher density multi-family residential land use, including apartments and condominiums, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.

(4) RH-4 very high density multiple-family residential zones. To promote high density housing, including condominiums and apartments, that provides opportunities for housing that is affordable to lower income households and helps satisfy the City's RHNA obligation consistent with the City's Housing Element and State law.

Section 10-2.511, Land use regulations: R-2, R-3, RMD, and RH multiple-family residential zones.

§ 10-2.511 Land use regulations: R-2, R-3, RMD, and RH multiple-family residential zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section **10-2.2506**. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Classifications	R-2	R-3	R-3A	RMD	RH-1	RH-2	RH-3	RH-4[1]	Additional Regulations See Section:
Residential Uses									
Employee housing	P	P	P	P	P	P	P	P	
Single-family housing	P	P	P	P	P	P	P	--	
2-15 residential units on a lot*	P	P	P	P	P	P	P	P	10-2.1608
16 or more residential units on a lot*	C	C	C	C	C	C	C	C/P[2]	10-2.1608
Family day care homes:									
Family day care home, small	P	P	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	P	P	
Residential care facilities, limited	P	P	P	P	P	P	P	P	
Senior housing	P	P	P	P	P	P	P	P	10-2.1624
Second units	P	P	P	P	P	P	P	P	10-2.1506
Supportive housing	P	P	P	P	P	P	P	P	10-2.1638~~1608~~
Transitional housing	P	P	P	P	P	P	P	P	
Commercial Uses									
Home occupations	P	P	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	C	C	10-2.1702(c)(2)
Other Uses									
Adult day care centers	C	C	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	C	C	
Convalescent facilities	C	C	C	C	C	C	C	C	
Non-profits	C	C	C	C	C	C	C	C	
Private schools	C	C	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	C	C	10-2.1614

*The maximum number of units per zone is established by the applicable zone's development standards.

Notes:

1. New development projects in the RH-4 zone must include residential use. A minimum of 50 percent of the total gross floor area of any new development project in the RH-4 zone shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.402.
2. Residential development projects in the RH-4 zone that include at least 20% of the units dedicated to lower income households and are located on properties identified in appendix B of the 2021-2029 Housing Element that meet the requirements of § 10-2.2500 (a) (9) are processed administratively pursuant to § 10-2.2500 Administrative Design Review otherwise a Conditional Use Permit is required.

NEW Section 10-2.520 Development standards: RH-4 high density multiple-family residential zone.

§ 10-2.519 Development standards: RH-4 high density multiple-family residential zone.

(a) Lot area per dwelling unit.

(1) The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 670 square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(b) Permitted lot combinations. Two or more lots may be combined provided that the following requirements are satisfied:

(1) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code and the Subdivision Map Act.

(c) Building height. No building or structure shall exceed a height of 55 feet, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(d) Stories. No building shall exceed five stories (see definition of story in Section 10-2.402), unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to Article 9 of this chapter.

(e) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback. There shall be a minimum front setback of 10 feet the full width of the lot.

(2) Side setback. There shall be a minimum side setback of five feet the full length of the lot, except as follows:

a. Single-family dwellings on lots less than fifty feet in width. Additions to existing single-family dwellings constructed on lots less than 50 feet in width, with existing side setbacks of less than five feet, shall be permitted to match the existing side setback, provided that the side setback shall not be less than 10% of the width of the lot.

b. Lots exceeding fifty feet of frontage.

1. Where the lot frontage is greater than 50 feet and not more than 75 feet, the side setback requirement shall be five feet.

2. Where the lot frontage is greater than 75 feet and not more than 100 feet, the side setback requirement shall be six feet.

3. Where the lot frontage is greater than 100 feet and not more than 150 feet the side setback requirement shall be 10 feet.

4. Where the lot frontage is greater than 150 feet the side setback requirement shall be 15 feet.

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case, the rear setback shall average no less than 15 feet, but at no point be less than 10 feet.

(4) Second story setback. The second story shall have a minimum setback of 15 feet from any property line abutting a street.

(5) Third and fourth story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

(f) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(g) General regulations (including, but not limited to, accessory structures, projections into setbacks, and fences and walls). See Article 3 of this chapter.

(h) Legal non-conforming uses/structures. A legal nonconforming use may continue and is considered a legal conforming use, but shall not be enlarged or expanded, except for minor alterations necessary for maintenance or for an expansion not exceeding 10 percent of the total existing square footage or 1,000 square feet, whichever is less, subject to a Conditional Use Permit. Any proposed change in excess of this will be considered

a new development project and all provisions of this section must be implemented. A legal nonconforming structure is subject to Article 8 Nonconforming Structures, Section 10-2.2004.

(i) Parking regulations. See Article 5 of this chapter.

(j) Sign regulations. See Article 6 of this chapter.

(k) Landscaping regulations. See Article 7 of this chapter.

(l) Procedures. See Article 12 of this chapter.

Section 10-2.900 Specific Purposes, MU-1, and MU-3, MU-H mixed-use zones and CR and CR-H regional commercial zones.

§ 10-2.900 Specific purposes, MU-1, ~~and~~ MU-3, and MU-H mixed-use zones, and CR and CR-H regional commercial zones.

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the MU-1, ~~and~~ MU-3, and MU-H mixed-use zones and the CR and CR-H regional commercial zones regulations are to:

(a) Encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic;

(b) Provide appropriately located areas consistent with the General Plan for a full range of neighborhood and community-oriented retail sales, services, professional offices, and other commercial uses;

(c) Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City;

(d) Ensure that commercial and residential uses in a development are designed to be compatible with each other;

(e) Ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located;

(f) Accommodate the development of regional-serving commercial uses in areas designated CR (Regional Commercial);

(g) Ensure that the primary character of mixed-use developments should be commercial in nature so as to integrate with and enhance the quality of the surrounding business districts;

(h) Ensure that high quality, usable, public open spaces are provided within mix-use developments for purposes of aesthetics, social interaction, internal and external connectivity;~~.~~

(i) Implement the City's 2021-2029 Housing Element, promote the public good by incentivizing the development of housing affordable to lower income households, satisfy the City's RHNA obligation consistent with the City's Housing Element and State law, and promote city planning goals of achieving greater socioeconomic diversity and a distribution of affordable housing citywide.

Section 10-2.910, Land use regulations: MU-1, MU-3, MU-3A, MU-3C, MU-H mixed-use zones, and CR and CR-H regional commercial zones.

§ 10-2.910 Land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B, and~~ MU-3C, and MU-H mixed-use zones, and CR and CR-H regional commercial zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone, the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-

2.2506, and the letter "A" designates use classifications permitted subject to approval of an Administrative Use Permit, as provided in Section 10-2.2507. Where there is neither a "P," a "C" nor an "A" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Classifications	MU-1	MU-3	MU-3A ~~MU-3B~~ MU-3C	CR	MU-H[1]	CR-H[1]	Additional Regulations See Section:
Residential Uses							
Multi-family residential	~~C~~C/P[2]	~~C~~C/P[2]	~~C~~C/P[2]	~~C~~C/P[2]	C/P[2]	C/P[2]	10-2.911(b)
Condominiums	~~C~~C/P[2]	~~C~~C/P[2]	~~C~~C/P[2]	~~C~~C/P[2]	C/P[2]	C/P[2]	10-2.911(b)
Family day care home, small	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	
Residential care, limited	P	P	P	P	P	P	
Supportive housing	P	P	P	P	P	P	10-2.1638
Transitional housing	P	P	P	P	P	P	
Employee housing	P	P	P	P	P	P	
Commercial Uses							
Home occupations	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	10-2.1702(c)(2)
Other Uses							
Animal sales and services:							
Animal feed and supplies	P	P	P	P	P	P	
Animal grooming	C	C	C	C	C	C	10-2.911(a)
Animal hospitals	C	C	C	C	C	C	10-2.911(a)
Animal sales	C	C	C	C	C	C	10-2.911(a)
Artist's studios	P	P	P	P	P	P	
Banks and savings and loans	P	P	P	P	P	P	
with drive-up service	C	C	C	C	C	C	10-2.911(a)
Bars and cocktail lounges	C	C	C	C	C	C	10-2.1600
Business and trade schools	C	C	C	C	C	C	
Commercial printing, limited	P	P	P	P	P	P	
Commercial recreation	C	C	C	C	C	C	10-2.1600
Communications facilities	C	C	C	C	C	C	
Drive-up services	C	C	C	C	C	C	10-2.911(a)
Food and beverage sales:							
30,000 sq. ft. or less floor area	P	P	P	P	P	P	
more than 30,000 sq. ft. floor area	C	C	C	C	C	C	10-2.911(c)
Hotels	C	C	C	C	C	C	
Liquor stores	C	C	C	C	C	C	10-2.1600
Maintenance and repair services	P	P	P	P	P	P	
Massage businesses	C	C	C	C	C	C	10-2.1628, 6-2.03, 6-2.08

Offices	P	P	P	P	P	P	10-2.911(d)
Personal convenience services	P	P	P	P	P	P	
Personal improvement services:							
1,000 sq. ft. or less floor area with no drive-up service	C	C	C	C	C	C	Except music studios 2,000 sq. ft. or less floor area require an AUP
1,001 - 2,000 sq. ft. floor area	A	A	A	A	A	A	10-2.2507
2,001 sq. ft. or greater floor area	C	C	C	C	C	C	
Plant nurseries	C	C	C	C	C	C	
Recycling collection facilities:							10-2.1616
Reverse vending machines	P	P	P	P	P	P	10-2.911(a)
Small collection facilities	C	C	C	C	C	C	10-2.911(a)
Restaurants:							
2,000 sq. ft. or less floor area with no drive-up service	P	P	P	P	P	P	
more than 2,000 sq. ft. floor area or with drive-up service	A/C	C	C	C	C	C	10-2.911(e)
Retail sales:							
30,000 sq. ft. or less floor area	P	P	P	P	P	P	
more than 30,000 sq. ft. floor area	C	C	C	C	C	C	10-2.911(c)
Snack shops	P	P	P	P	P	P	
Thrift shops	C	C	C	C	C	C	10-2.1600
Vehicle sales and services:							10-2.911(a), 10-2.1602
Service stations	—	C	—	—	—	—	
Car wash	—	C (Not MU-3C)	—	—	—	—	
Other Uses							
Adult day care centers	C	C	C	C	C	C	
Antennae for public communications	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	
Clubs and lodges	C	C	C	C	C	C	
Cultural institutions	C	C	C	C	C	C	
Government offices	P	P	P	P	P	P	10-2.911(d)
Low barrier navigation centers	P	P	P	P	P	P	10-2.1636
Parking lots	C	C	C	C	C	C	
Public Safety Facilities	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	10-2.1614
Recreation facilities	C	C	C	C	C	C	
Schools, public or private	C	C	C	C	C	C	
Senior housing	C	C	C	C	C	C	10-2.1624

Notes:

1. New development projects in the MU-H and CR-H zones must include residential uses. A minimum of 50 percent of the total gross floor area of any new development project in the MU-H and CR-H zones shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.402.

2. Residential development projects in the MU-1, MU-3, MU-3A, MU-3C, CR, MU-H and CR-H zones that include at least 20% of the units dedicated to lower income households and are located on properties identified in appendix B of the 2021-2029 Housing Element that meet the requirements of § 10-2.2500 (a) (9) are processed administratively pursuant to § 10-2.2500 Administrative Design Review otherwise a Conditional Use Permit is required.

Section 10-2.911, Additional Land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B,~~ and MU-3C mixed-use zones, and CR regional commercial zone.

§ 10-2.911 Additional land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B, and~~ MU-3C, and MU-H mixed-use zones, and CR and CR-H regional commercial zones.

(a) Commercial uses prohibited in mixed-use projects. The following commercial uses are prohibited when located on a site containing both residential and commercial uses:

(1) Animal grooming; animal hospitals; animal sales.

(2) Bars and cocktail lounges.

(3) Drive-up services associated with any commercial use.

(4) Liquor stores.

(5) Recycling collection facilities.

(6) Service stations.

(7) Thrift shops.

(8) Car wash.

(b) Residential uses. Residential dwelling units may only be located on the second floor and higher of structures developed with commercial uses on the lower levels, with the following exceptions:

(1) MU-1 zone. In the MU-1 zone, lots may be developed exclusively for residential use where the entirety of the block frontage is developed exclusively for residential use.

(2) MU-3A zone. In the MU-3A zone, residential dwelling units may be located on any floor in structures located behind street-facing commercial or mixed-use structures, or above parking on the ground floor in structures located behind street-facing commercial or mixed-use structures.

(3) MU-H zone. In the MU-H zone, lots may be developed exclusively for residential use, a residential dwelling unit may be located on any floor in the structure, and a minimum of 50 percent of the total gross floor area of any new development project shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.1440(b)(2).

(4) CR-H. In the CR-H zone, lots may be developed exclusively for residential use, a residential dwelling unit may be located on any floor in the structure, and a minimum of 50 percent of the total gross floor area of any new development project shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.1440(b)(2).

(~~3~~5) Housing Element Sites subject to rezoning that accommodate units affordable to lower income households. For projects located on parcels identified in Table B-2 of the 6th Cycle 2021-2029 Housing Element as accommodating any portion of the City's low, or very low, income regional housing needs allocation (RHNA), 100 percent residential uses shall be permitted, the minimum density for any residential use shall be 20 dwelling units per acre, and a minimum of 50 percent of the total gross floor area of any new development project shall be occupied by residential uses. Floor area shall be calculated

as outlined in Section 10-2.1440(b)(2). ~~FAR standards shall not apply to exclusively residential projects, density standards shall apply, including a minimum density of 20 du/ac.~~ Where different standards are noted for commercial and mixed-use projects, the mixed-use standards shall apply to mixed-use and exclusively residential projects.

(c) Uses exceeding 30,000 square feet. In the MU-1, MU-3, MU-3A, ~~MU-3B,~~ and MU-3C zones, uses exceeding 30,000 square feet shall be prohibited except where they are designed to be compatible with the intended pedestrian-oriented character of the zone, pursuant to the requirements for a Conditional Use Permit (Section 10-2.2506).

(d) Offices. Offices may occupy up to a maximum of 50% of the linear frontage of the building in all mixed-use zones, except that such ground floor uses along the street frontage are permitted in the MU-3C zone within the Riviera Village overlay zone (see Section 10-2.1315) and in the MU-1 zone within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.

(e) Restaurants. Restaurants with more than 2,000 square feet and no drive-up service and within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall obtain an Administrative Use Permit pursuant to Section 10-2.1622 and are exempt from the requirement of a Conditional Use Permit.

NEW Section 10-2.920 Development standards: MU-H mixed-use zone.

§ 10-2.920 Development standards: MU-H mixed-use zone.

(a) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5.

(2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5, and a minimum of 50 percent of the total gross floor area of any new development project shall be for residential uses.

a. Total floor area. The total floor area shall be calculated per the definition of "Floor Area, Gross" in Section 10-2.402. The total floor area shall combine the floor area for existing uses that are proposed to remain with the floor area for new proposed uses. A site for the purposes of calculating the gross floor area for the project shall be defined as the parcel or assemblage of parcels where the project is proposed.

b. Residential floor area. Residential square footage shall be calculated per the definition of "Floor Area, Gross" for Mixed Use zones in Section 10-2.402.

(b) Residential Density.

(1) Maximum lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 670 square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.

(d) Building height. (See definition of building height in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, no building or structure shall exceed a height of 45 feet, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 55 feet, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(e) Stories. (See definition of story in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, no building shall exceed four stories, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed five stories, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback.

a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:

1. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven feet into the required setback.

2. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.

b. Maximum permitted. In residential or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. There shall be a minimum side setback of 20 feet the full length of the lot;

2. The required side setback may be modified pursuant to Administrative Design Review (Section 10-2.2500).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Administrative Design Review (Section 10-2.2500).

(4) Second story setback. The second story shall have a minimum setback of 15 feet from any property line abutting a street.

(5) Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

(g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided, except for qualifying Affordable Housing Projects (Housing Element) as defined in section 10-2.402, which may reduce the requirement to 5% of the F.A.R.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than 10 feet in width shall not count as public open space.

(4) The requirement of 10% public open space may be modified by the Community Development Director for projects developed on lots less than 20,000 square feet in size.

(i) General regulations. See Article 3 of this chapter.

(j) Parking regulations. See Article 5 of this chapter.

(k) Legal non-conforming uses/structures. A legal nonconforming use may continue and is considered a legal conforming use, but shall not be enlarged or expanded, except for minor alterations necessary for maintenance or for an expansion not exceeding 10 percent of the total existing square footage or 1,000 square feet, whichever is less, subject to a Conditional Use Permit. Any proposed change in excess of this will be considered a new development project and all provisions of this section must be implemented. A legal nonconforming structure is subject to Article 8 Nonconforming Structures, Section 10-2.2004.

(l) Sign regulations. See Article 6 of this chapter.

(m) Landscaping regulations. See Article 7 of this chapter.

(n) Procedures. See Article 12 of this chapter.

NEW Section 10-2.921 Development standards: CR-H mixed-use zone.

§ 10-2.921 Development standards: CR-H mixed-use zone.

(a) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5.

(2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:

a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.75 shall be developed for residential uses.

b. Ratio of commercial and residential uses. A minimum of 50 percent of the total gross floor area of any new development project, shall be for residential uses.

i. Total floor area. The total floor area shall be calculated per the definition of "Floor Area, Gross" in Section 10-2.402. The total floor area shall combine the floor area for existing uses that are proposed to remain with the floor area for new proposed uses. A site for the purposes of calculating the gross floor area for the project shall be defined as the parcel or assemblage of parcels where the project is proposed.

ii. Residential floor area. Residential square footage shall be calculated per the definition of "Floor Area, Gross" for mixed-use zones in Section 10-2.402.

(b) Residential Density.

(1) Maximum lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 545 square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(3) Clustering density on Affordable Housing Sites - Housing Element. To allow for the preservation of existing uses while achieving the density of residential uses identified in the Housing Element, clustering of the allowable density shall be permitted on Affordable Housing Sites - Housing Element as follows:

a. The maximum units allowed within each Affordable Housing Site - Housing Element may be clustered on individual lots or an assemblage of contiguous lots under common ownership, provided the cumulative density of all parcels within the Affordable Housing Site - Housing Element site identified in the Housing Element of the General Plan does not exceed the maximum density allowed on all parcels. Units up to the cluster maximum (the maximum units allowed on all parcels associated with each site) shall be considered part of the base density before any density bonus. Clustering of density shall be allowed on a first-come basis, to incentivize the production of housing and to allow for residential uses to be clustered in the developable portions of the Housing Element sites, such as parking areas, while existing uses remain.

b. When a project is submitted for review and consideration, it must identify the maximum units allowed within the Affordable Housing Site - Housing Element, the number of existing, entitled and proposed units within the site, separated by base units and those permitted with density bonus (if any) to demonstrate that the total existing and entitled base units combined with the base units of the proposed project do not exceed the cumulative density allowed within the site. The following table identifies the gross acreage Affordable Housing Sites - Housing Element within the CR-H zone, the maximum density allowed, and the cluster maximum (the maximum units allowed within each site based on the gross acreage and maximum density).

Affordable Housing Site (Housing Element)	Site Size (gross acres)	Max. Density (sq.ft./unit)	Cluster Maximum (Max. Units)
South Bay Marketplace	17.2	545	1,374

Notes:

The gross acreage for the purposes of calculating permitted units shall be rounded to the 10th decimal, as shown here.

Acreage shall be converted to square footage using a conversion factor of 43,560 square feet = 1 acre.

Unit estimates should always be rounded down to the nearest whole unit.

(c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.

(d) Building height. No building or structure shall exceed a height of 90 feet (see definition of building height in Section 10-2.402), unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(e) Stories. No building shall exceed seven stories (see definition of story in Section 10-2.402), unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Hawthorne Boulevard. There shall be a minimum setback of 50 feet from the Hawthorne Boulevard right-of-way.

(2) 182nd Street. There shall be a minimum setback of 25 feet from the 182nd Street right-of-way.

(3) Kingsdale Ave. There shall be a minimum setback of 20 feet from the Kingsdale Avenue right-of-way.

(4) West 177th Street. There shall be a minimum setback of 12 feet from the West 177th Street right-of-way.

(5) Internal Roadways. There shall be a minimum setback of 5 feet from any internal roadways.

(6) Industrial areas. There shall be a minimum setback of 25 feet from any area with an industrial zoning designation.

(7) The required setbacks may be modified pursuant to Administrative Design Review (Section 10-2.2500).

(g) Allowed protrusions.

(1) Unenclosed pedestrian arcades, outdoor dining areas, courtyards, and publicly accessible private open space may project up to 75% into the required setback.

(h) Upper floor setbacks. Within the first 30 feet from the front property line, all building elevations above three stories shall have a minimum average setback of five feet from the building face of the lower floors. An additional 5 foot step back is required at every additional two stories above the third.

(g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-2.1510).

(h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided, except for qualifying Affordable Housing Projects (Housing Element) as defined in section 10-2.402, which may reduce the requirement to 5% of the F.A.R.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than 10 feet in width shall not count as public open space.

(4) The requirement of 10% public open space may be modified by the Community Development Director for projects developed on lots less than 20,000 square feet in size.

(i) Parking requirements. The parking provisions of Article 5 of this chapter shall apply, except that an allowance for overlapping the parking requirements of activities having non-simultaneous usage peaks may be permitted pursuant to RBMC Section 10-2.1706(d).

(j) Legal non-conforming uses/structures. A legal nonconforming use may continue and is considered a legal conforming use, but shall not be enlarged or expanded, except for minor alterations necessary for maintenance or for an expansion not exceeding 10 percent of the total existing square footage or 1,000 square feet, whichever is less, subject to a Conditional Use Permit. Any proposed change in excess of this will be considered a new development project and all provisions of this section must be implemented. A legal nonconforming structure is subject to Article 8 Nonconforming Structures, Section 10-2.2004.

(k) General regulations. See Article 3 of this chapter.

(l) Parking regulations. See Article 5 of this chapter.

(m) Sign regulations. See Article 6 of this chapter.

(m) Landscaping regulations. See Article 7 of this chapter.

(n) Procedures. See Article 12 of this chapter.

REMOVE Division 14 (AHO) Affordable Housing Overlay Zone

Section 10-2.1430 Specific purposes, (AHO) affordable housing overlay zone

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the affordable housing overlay (AHO) zone are to:

(a) Implement the City's 2021-2029 Housing Element and the "-R" Residential Overlay land use category identified in the General Plan Land Use Element, including the following AHO sites:

(1) North Tech

(2) South of Transit Center

(3) South Bay Marketplace

(4) Kingsdale

(5) 190th Street, and

(6) FedEx

(b) Promote the public good by incentivizing the development of housing affordable to lower income households.

(c) Satisfy the City's RHNA obligation consistent with the City's Housing Element and State law.

(d) Set the minimum density for any residential or mixed-use project that includes residential uses within the AHO Zone.

(e) Establish standards to regulate the development of AHO projects within the AHO Zone that allow for a variety of development scenarios including:

(1) Clustering density to be on portions of a site to allow for existing uses to remain while housing is developed in parking areas.

(2) Tearing down existing structures and redeveloping each site with new buildings that include residential uses only or a combination of residential and other non-residential structures.

(3) Reconfiguring the existing structures and expanding existing structures with residential uses.

(f) Promote city planning goals of achieving greater socioeconomic diversity and a distribution of affordable housing citywide.

Section 10-2.1432 Applicability, (AHO) affordable housing overlay zone

(a) Applicants may elect to apply the provisions of this division to AHO projects (see Section 10-2.402 for definition), within an AHO site (see Section 10-2.402 for definition) if the project meets the requirements of an AHO project under either qualifying tier as follows:

(1) Tier 1. Any project within an AHO zone with a residential component, including transitional housing, supportive housing, and employee housing, that occupies at least 50 percent of the total existing or proposed floor area within the project site shall qualify as a Tier 1 project. All provisions of this division shall apply to Tier 1 projects with the exception of Section 10-2.1436(b).

(2) Tier 2. Any project within an AHO zone that meets the requirements of Tier 1 and also provides at least 20 percent of units affordable to lower-income households shall qualify as a Tier 2 project. Low Barrier Navigation Centers also quality as a Tier 2 project. All provisions of this division shall apply to Tier 2 projects.

(b) Projects that do not qualify as an AHO project and any project for which the applicant does not elect to pursue the special regulations or standards allowed by the AHO zone shall be subject to all regulations and standards of the base land use zone (herein referred to as the "underlying" zone), with the following exception:

(1) If the underlying zone allows for residential development, the minimum density established by the AHO overlay (Section 10-2.1444(a)(1)) shall prevail over the minimum density of the underlying zone, if any.

Section 10-2.1434 Relationship to underlying zone, (AHO) affordable housing overlay zone

(a) Where the AHO zone has been imposed, the regulations and standards of the underlying zone shall remain in full force unless an AHO project is proposed and the applicant has elected to use the provisions of AHO zone, with the following exception:

(1) If the underlying zone allows for residential development, the minimum density established by the AHO overlay (Section 10-2.1444(a)(1)) shall prevail over the minimum density of the underlying zone, if any.

(b) Where the AHO zone has been imposed on an area where another overlay zone exists, regulations and standards of the other overlay zone shall be treated as part of the underlying zone, with the exception of the minimum density as noted in Section 10-2.1434(a)(1).

(c) Where imposed, the AHO zone shall be added to the underlying zone designation to establish a new zone designation. The zone of the affected properties shall thereafter be designated on the Zoning Map by the symbol of the underlying zone, followed by the parenthetically enclosed letters of "AHO".

Section 10-2.1436 Housing and affordability incentives, (AHO) affordable housing overlay zone

(a) Tier 1 AHO projects. Tier 1 projects are allowed through the establishment of the AHO zone. The AHO zone encourages housing development by allowing for housing in areas of the city where it would not otherwise be permitted including the North Tech, South of Transit Center, South Bay Marketplace, 190th Street, and portions of the Kingsdale AHO sites, and by raising the permitted density for AHO projects, and establishing a minimum density for all residential and mixed-use projects that include residential (applicable on the FedEx and portions of the Kingsdale AHO sites).

(b) Tier 2 AHO projects. To encourage the inclusion of housing affordable to lower-income households, Tier 2 projects shall benefit from the same provisions as Tier 1 projects as well as the following:

(1) Tier 2 projects shall be permitted by right, processed through administrative design review per Section 10-2.2500, and approved if all objective standards are met, consistent with State law.

(2) The requirement to provide usable public open space per Section 10-2.1444(h) may be reduced to 5%.

Section 10-2.1438 Land Use Regulations, (AHO) affordable housing overlay zone

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Classifications	AHO Sites						Additional Regulations See Section:
	North Tech	South of Transit Center	South bay Marketplace	Kingsdale	190th Street	FedEx	
Residential Uses							
Multi-family residential	P	P	P	P	P	P	10-2.1440(a)/ 10-2.1608
Family day care homes	P	P	P	P	P	P	
Family day care home, small	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	

Residential care facilities, limited	P	P	P	P	P	P	
Senior housing	P	P	P	P	P	P	10-2.1624
Supportive housing	P	P	P	P	P	P	10-2.1638
Transitional housing	P	P	P	P	P	P	
Employee housing	P	P	P	P	P	P	
Commercial Uses							
Home Occupations	P	P	P	P	P	P	10-2.1440(a)
Other Uses							
Parking lots	C	C	C	C	C	C	10-2.1440(a)
Parking structures	C	C	C	C	C	C	10-2.1440(a)
Public Open Space	P	P	P	P	P	P	10-2.1440(a)
Low Barrier Navigation Centers	P	P	P	P (C-4 only)	P	P	10-2.1636

Section 10-2.1440 Additional Land Use Regulations, (AHO) affordable housing overlay zone

(a) Residential projects. 100 percent residential projects may be developed on all AHO Sites. 100 percent residential projects may include home occupations, parking lots, parking structures, and public open space.

(b) Mixed-use projects. Projects with a mix of residential and non-residential uses may be developed on AHO sites, as follows:

(1) The nonresidential land use regulations shall be consistent with the underlying zone, with the following exceptions:

a. The following uses shall not be permitted as part of an AHO project:

1. Adult businesses
2. Beverage manufacturing
3. Ambulance services
4. Animal grooming; animal hospitals; animal sales.
5. Building material sales
6. Car wash
7. Carpet cleaning plants
8. Construction-related uses
9. Drive-up services associated with any commercial use.
10. Facilities maintenance and construction shops
11. Fire arm sales
12. Food products manufacturing
13. Foundries
14. Furniture manufacturing
15. Government maintenance facilities
16. Heliports and helistops
17. Household products manufacturing
18. Laundries and wholesale dry cleaning plants
19. Machine shops
20. Motion picture and sound studios
21. Maintenance and repair services
22. Manufacturing and fabrication
23. Massage business
24. Mini-warehousing and self-storage
25. Mortuaries

26. Motor vehicle-related uses
27. Pharmaceuticals manufacturing
28. Plant nurseries
29. Recycling collection facilities.
30. Service stations.
31. Sheet metal shops
32. Spray painting businesses
33. Trucking terminals
34. Vehicle sales and services
35. Welding shops
36. Wholesaling/ distribution / storage

(2) A minimum of 50 percent of the gross floor area, existing and proposed, shall be for residential uses.

a. Total floor area. The total floor area shall be calculated per the definition of "Floor Area, Gross" in Section 10-2.402. The total existing and proposed floor area shall combine the floor area for existing uses that are proposed to remain with the floor area for new proposed uses. A site for the purposes of calculating the gross floor area for the project shall be defined as the parcel or assemblage of parcels where the project is proposed.

b. Residential floor area. Residential square footage shall be calculated per the definition of "Floor Area, Gross" for AHO zones in Section 10-2.402.

(3) AHO Projects may be configured as a vertical mixed use (VMU) project or a horizontal mixed use (HMU) project as defined in Article 1, Section 10-2.402, Definitions.

Section 10-2.1442 Performance Standards, (AHO) affordable housing overlay zone

(a) Purpose. The purpose of this section is to ensure that new residential uses in AHO zones are not adversely impacted by the commercial or industrial uses within the project or on adjacent properties and existing residential uses adjacent to AHO zones are not adversely impacted by the AHO project, including, but not limited to noise, light and glare, odors, air quality, and safety impacts. In the interests of both the residents and the businesses, no AHO project shall be approved unless the project is designed to meet the following performance standards, in addition to all other applicable regulations of this chapter.

(b) Noise. Provisions of Section 10-2.912(a)(1) shall apply.

(c) Security. Provisions of Section 10-2.912(a)(2) shall apply.

(d) Lighting. Provisions of Section 10-2.912(a)(3) shall apply.

(e) Odors, dust, vibrations. Provisions of Section 10-2.912(a)(4) shall apply.

(f) Refuse storage and location. Provisions of Section 10-2.912(a)(5) shall apply.

Section 10-2.1444 Development Standards, (AHO) affordable housing overlay zone

(a) Residential density.

(1) Minimum density. The minimum number of dwelling units on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(2) Maximum density. The maximum number of dwelling units on a lot shall be no more than one unit for each 792 square feet of lot area.

(b) Clustering density. To allow for the preservation of existing uses while achieving the density of residential uses identified in the Housing Element, clustering of the allowable density shall be permitted for AHO projects as follows:

(1) The maximum units allowed within each AHO Sites may be clustered on individual lots or an assemblage of contiguous lots under common ownership, provided the cumulative density of all parcels within the AHO site does not exceed the maximum density. Units up to the cluster maximum (the maximum units allowed within each AHO site) shall be considered part of the base density before any density bonus. Clustering of density shall be allowed on a first-come basis, to incentivize the production of housing and to allow for residential uses to be clustered in the developable portions of the AHO sites, such as parking areas, while existing uses remain.

(2) When a project is submitted for review and consideration, it must identify the maximum units allowed within the AHO Site, the number of entitled and proposed units within the AHO site, separated by base units and those permitted with density bonus (if any) to demonstrate that the total entitled base units combined with the base units of the proposed project do not exceed the cumulative density allowed within the AHO site. The following table identifies the gross acreage of all properties within each AHO site, the maximum density allowed, and the cluster maximum (the maximum units allowed within each AHO site based on the gross acreage and maximum density).

AHO Site	Site Size (gross acres)	Max. Density (sq.ft./unit)	Cluster Maximum (Site Size / Max. Density)
North Tech	8.0	792	440
Kingsdale	2.4	792	132
South of Transit Center	6.2	792	341
190th Street	7.9	792	434
South Bay Marketplace	17.2	792	946
FedEx	1.8	792	99

Notes:

- The gross acreage of the overall AHO site shall be rounded to the 10th decimal, as shown here.
- Acreage shall be converted to square footage using a conversion factor of 43,560 square feet = 1 acre.

(c) Mixed-use development.

(1) Residential development shall be consistent with Sections 10-2.1444(a) and (b).

(2) Overall FAR. The total FAR for all components of a mixed-use project shall not exceed 1.50 FAR. FAR shall be calculated including both residential and nonresidential uses before any density bonuses are applied.

(d) Minimum lot size, AHO projects. 12,672 square feet of lot area.

(e) Building height and stories. No building or structure shall exceed the maximum height (see definition of building height in Section 10-2.402) or number of stories (see definition of story in Section 10-2.402) for each AHO site, as follows:

(1) North Tech: 90 feet / 7 stories maximum.

(2) South of Transit Center: 90 feet / 7 stories maximum.

(3) South Bay Marketplace: 90 feet / 7 stories maximum.

(4) Kingsdale: 60 feet / 4 stories maximum.

(5) 190th Street: 45 feet / 4 stories maximum.

(6) FedEx: 45 feet/ 4 stories maximum

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback.

a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:

1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.

2. Unenclosed pedestrian arcades, outdoor dining areas, courtyards, and publicly accessible private open space may project seven feet into the required setback.

3. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.

b. Maximum permitted. The front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. No portion of the setback area shall be used for parking.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. The side setback requirement shall be five feet where the lot frontage is less than 75 feet.

2. The side setback requirement shall be six feet where the lot frontage is greater than 75 feet and not more than 100 feet.

3. The side setback requirement shall be 15 feet where the lot frontage is greater than 100 feet and not more than 150 feet.

4. The side setback requirement shall be 20 feet where the lot frontage is greater than 150 feet.

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. The rear setback shall average no less than 15 feet, but at no point be less than 10 feet.

(4) Upper floor setbacks. Within the first 30 feet from the front property line and any property line adjacent to a residential zone, all building elevations above the number of stories noted below for each AHO site shall have a minimum average setback of five feet from the building face of the lower floors. The heights at which upper floor setbacks are required are noted for each AHO site as follows:

a. North Tech:

1. First Upper floor setback: above 3 stories

2. Second Upper floor setback: above 5 stories

b. South of Transit Center:

1. First Upper floor setback: above 3 stories

2. Second Upper floor setback: above 5 stories

c. South Bay Marketplace:

1. First Upper floor setback: above 3 stories

2. Second Upper floor setback: above 5 stories

d. Kingsdale: Upper floor setback above 3 stories.

e. 190th Street: Upper floor setback above 2 stories

f. FedEx: Upper floor setback above 3 stories

(g) Outdoor living space for residential uses. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-2.1510).

(h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the FAR shall be provided. Tier 2 AHO sites need only provide 5% of the project's FAR as usable public open space.

(1) Public open space may be provided on any level of the AHO project, provided it is accessible to the public and not fenced, gated, only accessible through private areas, or otherwise inaccessible to the public.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than 10 feet in width shall not count as public open space.

(i) Parking requirements. The parking provisions of Article 5 of this chapter shall apply, except that "Overlap parking requirements, nonresidential uses" (Section 10-2.1706 (d)) shall also apply to AHO sites.

(j) General regulations. See Article 3 of this chapter.

(k) Sign regulations. See Article 6 of this chapter.

(l) Landscaping regulations. See Article 7 of this chapter.

(m) Procedures. See Article 12 of this chapter.

(n) The AHO project shall comply with Objective Residential Standards.

Division 15 (IF) industrial Flex Overlay Zone

Section 10-2.1450 Specific purposes, (IF) industrial flex overlay zone.

§ 10-2.1450 Specific purposes, (IF) industrial flex overlay zone.

The specific purpose of the IF Industrial flex overlay zone is to implement the city's General Plan by allowing development that provides for an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology-based businesses, offices, hotel, and supporting commercial uses. The overall character in this designation is intended to be a creative/tech incubator district with supporting uses. For the purpose of this section, an incubator space is defined as a facility with shared space intended to nurture and accelerate the growth of new businesses. It typically provides resources such as office space, access to shared services and other resources to help entrepreneurs launch their business.

In addition to the general purposes listed above and in Section 10-2.102, the specific purpose of the (IF) Industrial flex overlay zone is to:

(a) Provide opportunities to integrate new creative or technology-based uses in horizontal or vertical mixed-use developments with commercial, office and hospitality uses;

(1) Encourage residential uses in conjunction with other nonresidential activities in the IF overlay zone on properties that are also designated with an AHO overlay zone to create a mix of uses that allows for the

~~integration of new residential housing opportunities in close proximity to transit, job centers, and commercial service centers.~~

(b) Encourage compatibility between residential and commercial and industrial uses in areas where mixed use and residential ~~the AHO overlay~~ zones directly abut commercial and industrial zones, by permitting greater design flexibility across the existing boundaries of the zones;

1. Section 10-2.1452 Applicability, (IF) industrial flex overlay zone.

§ 10-2.1452 Applicability, (IF) industrial flex overlay zone.

The area boundary for the Industrial flex (IF) overlay zone (and underlying land uses) are depicted below.



2. Section 10-2.1454 Relationship to underlying zone, (IF) industrial flex overlay zone.

§ 10-2.1454 Relationship to underlying zone, (IF) industrial flex overlay zone.

(a) The (IF) industrial flex overlay zone may be implemented by the application of one of three zones: CR, I-2 and IC-1 in locations as shown on the map in Section 10-2.1452.

(b) Where imposed, the (IF) industrial flex overlay zone designation shall be added to the underlying zone designation to establish a new zone designation. The zone of the affected properties shall thereafter be designated on the Zoning Map by the symbol of the underlying zone, followed by the parenthetically enclosed letters "IF" or (IF).

(c) Where the (IF) industrial flex overlay zone has been imposed, the land use regulations and development standards of the existing land use zone (herein referred to as the "underlying" zone) shall remain in full force, except as follows:

(1) A maximum 1.0 FAR shall apply to all commercial and industrial zones within the IF overlay.

(d) Regional commercial (CR).

(1) Residential uses shall not be permitted in the underlying (CR) regional commercial zone~~, except for projects meeting the requirements of the (AHO) affordable housing overlay zone AHO zone located on properties also designated as AHO (see Division 14)~~.

(2) Industrial uses that support smaller, technology and incubator spaces, are permitted.

(e) Industrial (I-2).

(1) "Manufacturing and fabrication" uses with a conditional use permit.

(2) "Construction-related uses" are prohibited.

(3) "Wholesaling/distribution/storage" are prohibited.

(4) "Motor vehicle-related uses" are prohibited.

(5) "Recycling facilities" are prohibited.

(6) "Truck terminals" are prohibited.

(7) "Other industrial uses" are prohibited with the exception of the following:

a. Beverage manufacturing with ancillary retail sales and/or tasting facilities for the public (i.e. craft brewing) with a conditional use permit.

b. Communications facilities with a conditional use permit.

c. Warehouse retail with a conditional use permit.

(8) "Commercial uses" are prohibited with the exception of the following:

a. Ancillary commercial uses per Section 10-2.1011.

b. Hotels and motels with a Conditional Use Permit.

(9) Industrial uses that support smaller, technology and incubator spaces, are permitted.

(f) Industrial (IC-1).

(1) "Manufacturing and fabrication" uses with a conditional use permit.

(2) "Construction-related uses" are prohibited.

(3) "Wholesaling/distribution/storage" are prohibited.

(4) "Motor vehicle-related uses" are prohibited.

(5) "Recycling facilities" are prohibited.

(6) "Truck terminals" are prohibited.

(7) "Other industrial uses" are prohibited with the exception of the following:

a. Beverage manufacturing with ancillary retail sales and/or tasting facilities for the public (i.e. craft brewing) with a conditional use permit.

b. Communications facilities with a conditional use permit.

c. Warehouse retail and warehouse retail, specialty with a conditional use permit.

(8) "Vehicle sales and services" uses are prohibited.

(9) Industrial uses that support smaller, technology and incubator spaces, are permitted.

§ 10-2.1456 Development standards: (IF) overlay zone.

Development standards shall be those of the underlying base zone, except as follows:

(a) Development standards contained in the Zoning Ordinance, other than for floor area ratio, may be varied as desirable or essential to accomplish the objectives of this section, pursuant to Planning Commission Design Review (Section 10-2.2502), further provided that such standards are consistent with all applicable requirements of the General Plan.

Amendments to Article 8, Nonconforming Uses and Structures

Section 10-2.2002 Nonconforming uses

Section 10-2.2002 Nonconforming uses will be revised (shown as strike through and underlined text) as follows:

Subsection (e) will be amended to read:

(e) Re-establishment of uses in structures partially destroyed. A nonconforming use in a structure destroyed due to an involuntary event to the extent of 50% or more of its square footage at the time of its partial destruction may not be re-established and any new structure shall conform to all the requirements of City laws upon reconstruction, except as follows:

(1) Commercial/industrial uses in areas designated as residential or mixed use with housing required in the general plan which are totally or partially destroyed may be re-established to the original use.

Section 10-2.2004 Nonconforming structures

Section 10-2.2004 Nonconforming structures will be revised (shown as strike through and underlined text) as follows:

Subsection (c) will be amended to read:

(c) Reconstruction of nonconforming structures partially destroyed. A nonconforming structure destroyed to the extent of 50% or more of its square footage at the time of its partial destruction shall conform to all the requirements of City laws upon reconstruction, except as follows:

(1) Multiple-family dwellings, community apartment projects, condominium projects, or stock cooperatives which are totally or partially destroyed may be reconstructed to the original number of units and size of units. Such reconstruction shall be in accordance with the development standards of the zone in which the project is located, unless these economically or physically preclude the ability to attain the pre-existing density and size of units, wherein the standards may be waived as necessary to attain such density and size of units. Any such reconstruction shall include at least the original number of parking spaces.

(2) Single-family dwellings which have been partially or totally destroyed due to involuntary events may be reconstructed to their pre-existing setbacks and size of unit, provided there is no increase in the degree of nonconformity.

(3) In the event of any reconstruction on any property upon which existed apartment units which have been totally or partially destroyed, and the reconstruction constitutes a community apartment project, condominium project, or stock cooperative, such projects shall comply with the development standards of the zone in which the structure is located.

(4) Nonconforming commercial/industrial structures in areas designated as residential or mixed use with housing required in the general plan which are totally or partially destroyed may be reconstructed to the original size. Such reconstruction shall be in accordance with the development standards of the zone in which the project is located, unless these economically or physically preclude the ability to attain the pre-existing square footage, wherein the standards may be waived as necessary to attain a similar size. Any such reconstruction shall include at least the original number of parking spaces.

Amendments to Article 12, Procedures

Section 10-2.2500 Administrative Design Review.

Section 10-2.2500 Administrative Design Review shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(a) Purpose. The purpose of Administrative Design Review is to enable the Community Development Director or his/her assigned to review minor development projects that otherwise meet the zoning regulations, in terms of the appropriateness of the design. The Community Development Director or his/her assigned shall review:

(1) All new single-family residences;

(2) All additions to existing single-family residences where the combined addition is greater than 500 square feet of gross floor area to the dwelling and/or any accessory building;

(3) All additions to existing single-family residences that entail expansion of floor area above the first story;

(4) All additions of less than 1,000 gross square feet to multiple-family residential developments containing four or more units;

(5) All floor area additions to residential developments containing two to three units;

(6) All new residential developments containing two to 15 units on any lot, subject to a notice of pending decision pursuant to subsection (e) of this section. Any two to 15 unit development involving more than two adjacent lots shall be subject to Planning Commission Design Review pursuant to Section 10-2.2502;

(7) The addition of an accessory dwelling unit or the addition of two units on a lot that already contains an existing single-family residence (see definition of accessory dwelling unit in Section 10-2.402);

(8) The addition of a third (3rd) unit on a lot that already contains two units;

~~(9) All Affordable Housing Projects Housing Element Tier 2 AFO projects, which shall be allowed by right and approved if all objective standards are met, consistent with State law.~~

(10) All housing development projects in which at least 20 % of the units are dedicated for lower income households and are located on properties identified in Appendix B of the 2021-2029 Housing Element and the project site is listed as satisfying any portion of the City's low- or very low-income RHNA requirement.

(11) All other development not subject to Planning Commission Design Review pursuant to Section 10-2.2502.

Section 10-2.2502 Planning Commission Design Review.

Section 10-2.2502 Planning Commission Design Review shall be revised (shown as strike through and underlined text) as follows:

Subsection (a)(7) will be added as follows:

(7) Industrial Flex (IF) overlay zone. Any new development in the Industrial Flex (IF) zone. This excludes ~~qualifying AHO~~ Affordable Housing Pprojects - Housing Element ~~as defined in Division 14~~ that meet the requirements of Section 10-2.2500 (a).

ORDINANCE NO. 3312-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) ("Housing Element") on July 5, 2022, which identified policies, programs, and "housing sites" intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the City has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the City has continued to work with HCD to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City's implementation of its strategy for meeting its RHNA allocation, and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) that require future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to HCD for review. The

City timely received a total of 5 written comments during the public review periods; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and approved by HCD and a "substantial compliance" letter from HCD dated March 13, 2026 was received by the City of Redondo Beach; and

WHEREAS, proposed amendments to the city's Zoning and Subdivision Ordinances are also required in order to implement and be consistent with this proposed Housing Element amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the "Addendum" to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City's Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and continued the public hearing to a Special Meeting of the Planning Commission on March 31, 2026, to fulfill broadcast and virtual Zoom participation options included in the public notice for the March 19, 2026 public hearing that due to technical reasons were not available at the public hearing on March 19, 2026; and

WHEREAS, at their Special Meeting on March 31, 2026, the Planning Commission held a continued public hearing to again consider the "Addendum" to the certified program Final Environmental Impact Report and the proposed updates to the Housing Element and associated updates to the city's Draft Land Use Element, and Zoning and Subdivision Ordinances noted above, took testimony from staff, the public and other interested parties, deliberated, closed the public hearing and recommended that the City Council approve, pursuant to the California Environmental Quality Act, an addendum to the certified "Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment Program EIR", concerning the update of the City's Housing Element, and adopt proposed amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code ("Exhibit A") to implement amendments to the city's certified 6th Cycle 2021-2029 Housing Element that replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac); and

WHEREAS, following the Special Meeting of the Planning Commission on March 31,

2026, city staff and the city's housing consultant Veronica Tam & Associates, Inc. conferenced with HCD concerning the proposed amendments to the city's Zoning and Subdivision Ordinances required in order to implement and be consistent with the proposed Housing Element amendment and the city has since incorporated HCD's recommended edits and clarifications into the proposed Zoning and Subdivision Ordinances. HCD requested an increase in height and stories from the proposed 45' and 4 stories to 55' and 5 stories for the high-density residential (65 DU/AC) "Housing Sites" along 190th street and clarifying language concerning the requirement for 50% of any future development at the identified "Housing Sites" must be residential. HCD did not provide any comments concerning the proposed amendments to the Subdivision Ordinance; and

WHEREAS, on May 5, 2026 the City Council, at their duly noticed public hearing and pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), approved an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026) with the approval of Resolution No. 2605-027.

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

1. That the amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions are consistent with and serve to implement the City's certified 6th Cycle 2021-2029 Housing Element as amended.
2. The amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance are necessary to facilitate the development of affordable housing in the community consistent with State housing law.
3. That the City Council pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), considered the information and determinations contained in an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update (State Clearinghouse Number 2023050732) which was prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) prepared in March 2026.
4. That agencies and interested members of the public have been afforded ample notice and opportunity to comment on the "Addendum" to the certified program Final Environmental Impact Report, the proposed amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and the associated proposed amendments to the City's Zoning and Subdivision Ordinances, required to implement and be consistent with the Housing Element amendments.

5. That the City Council, in the exercise of its independent judgment and pursuant to CEQA, approved the "Addendum" to the certified "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac), with their approval of Resolution No. 2605-027 and as part of that approval directed staff to file a "Notice of Determination" as set forth in Public Resources Code Section 21152.
6. That the amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and Zoning and Subdivision Ordinances are exempt from the requirements and procedures pursuant to Article XXVII of the City's Charter.

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

SECTION 1. That the above recitals and findings are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS. That the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions to make consistent with and implement the City's certified 6th Cycle 2021-2029 Housing Element Amendments in accordance with the proposed changes/edits attached as "Exhibit A".

SECTION 3. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this amendment to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance. The City Council declares that it would have passed this amendment to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 4. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

[THIS SECTION INTENTIONALLY LEFT BLANK]

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

James A. Light, Mayor

APPROVED AS TO FORM:

Joy A. Ford, City Attorney

ATTEST:

Eleanor Manzano, CMC, City Clerk

CERTIFICATION

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Ordinance No. 3312-26 was introduced at a regular meeting of the City Council held on the 5th day of May, 2026 and approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 12th day of May, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eleanor Manzano, CMC
City Clerk

ORDINANCE NO. CC-3312-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

"Exhibit A"

Amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code.

Amendments to Chapter 1, Subdivisions

Amendments to Article 5, Tentative Maps

Section 10-1.504 Decisions and reports

Section 10-1.504, Decisions and reports will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". If the Community Development Director, or his/her assigned, finds that the map for a subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element" meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned, shall approve a map of the subdivision within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the map does not meet the requirements of this chapter or the Map Act, the Community Development Director, or his/her assigned, shall disapprove or conditionally approve the map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director, or his/her assigned, as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.

Subsection (b) will be amended to read:

(b) Subdivisions of four or more parcels or creating 16 condominium units or more on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". In the case of subdivisions of four or more parcels or creating 16 or more condominium units on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element", the Commission shall review the recommendations and, if it finds that the map meets the requirements of this chapter and the Map Act, the Commission shall approve the map of the subdivision within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, the Commission shall disapprove or conditionally approve the map within such time.

Section 10-1.1010 Community Development Director or Commission decisions

Section 10-1.1010, Community Development Director or Commission decisions will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". If the Community Development Director, or his/her assigned, finds that the parcel map for a subdivision of not more than three parcels or 15 condominium units on any lot or any combination of lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element" meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned shall approve the parcel map within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the parcel map does not meet the requirements of this chapter or the Map Act, the Community Development Director shall disapprove or conditionally approve the parcel map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.

(1) Appeals to the Commission. The decision of the Community Development Director may be appealed to the Commission in the manner as provided in Section 10-1.504(a)(1)10-1.504(a)(1) of this chapter.

Subsection (b) will be amended to read:

(b) Subdivision of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". In the case of subdivisions of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element", the Commission shall review the recommendations and testimony and, if the Commission finds that the parcel map meets the requirements of this chapter and the Map Act, it shall approve the parcel map within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, it shall disapprove or conditionally approve the parcel map within such time.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

March 13, 2026

Marc Wiener, Director
Community Development Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Dear Marc Wiener:

RE: City of Redondo Beach 6th Cycle (2021-2029) Draft Amendment to the Housing Element

Thank you for submitting the City of Redondo Beach's (City) draft amendment to the housing element that was received for review on February 20, 2026 along with revisions received on February 27, 2026. The revisions were posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered public comments from Peter Lewis and Leo Pustilnikov pursuant to Government Code section 65585.

On September 1, 2022, HCD found the City's housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) and as of this writing, the City continues to comply with State Housing Element Law. Among other items, this finding of substantial compliance was based on commitments to rezone and accommodate the regional housing need allocation (RHNA) pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i). This draft amendment does not impact the September 1, 2022 finding of substantial compliance. The element will continue to comply with State Housing Element Law once rezoning has been completed to meet all statutory requirements and the draft amendment has been adopted, submitted, and reviewed by HCD pursuant to Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested

notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the Regional Housing Needs Allocation (RHNA).

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur or have occurred since prior submittals, any future re-adopted version of the housing element must also submit the electronic version of the sites inventory.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City continues to meet housing element requirements for these and other funding sources.

HCD appreciates the City's hard work and diligence during the housing element process and looks forward to receiving the re-adopted element. HCD also welcomes the opportunity to provide technical assistance through the rezoning process. If you have any questions or need additional technical assistance, please contact me at paul.mcdougall@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager



A. North Tech
Existing General Plan

C-4 Commercial -R: Residential Overlay



A. North Tech

Proposed General Plan

C-4 Comm **767** |



A. North Tech (55du/ac)
Existing Zoning

C-4 Affordable Housing Overlay (768)



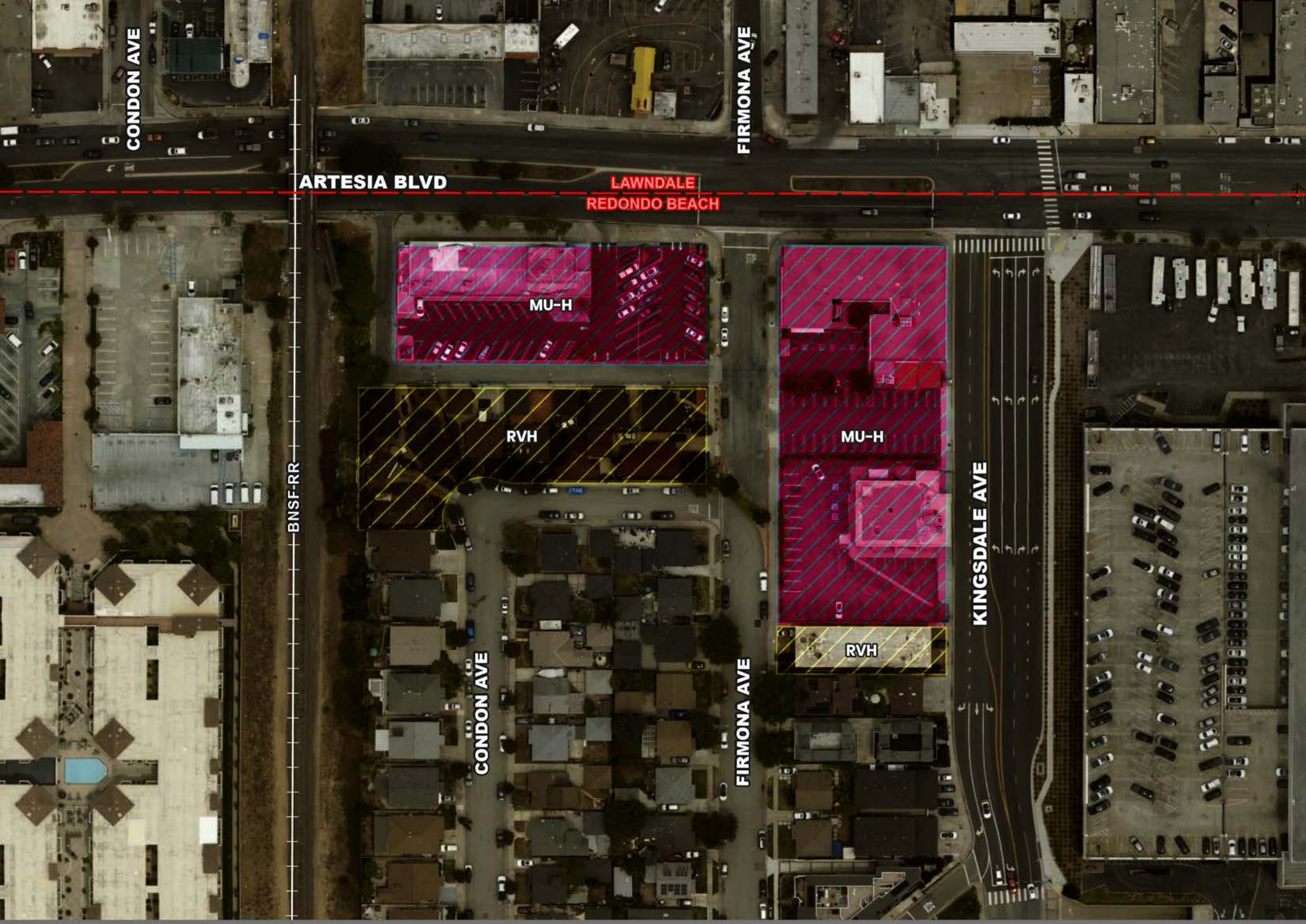
A. North Tech
Proposed Zoning

769



B. Kingsdale
Existing General Plan

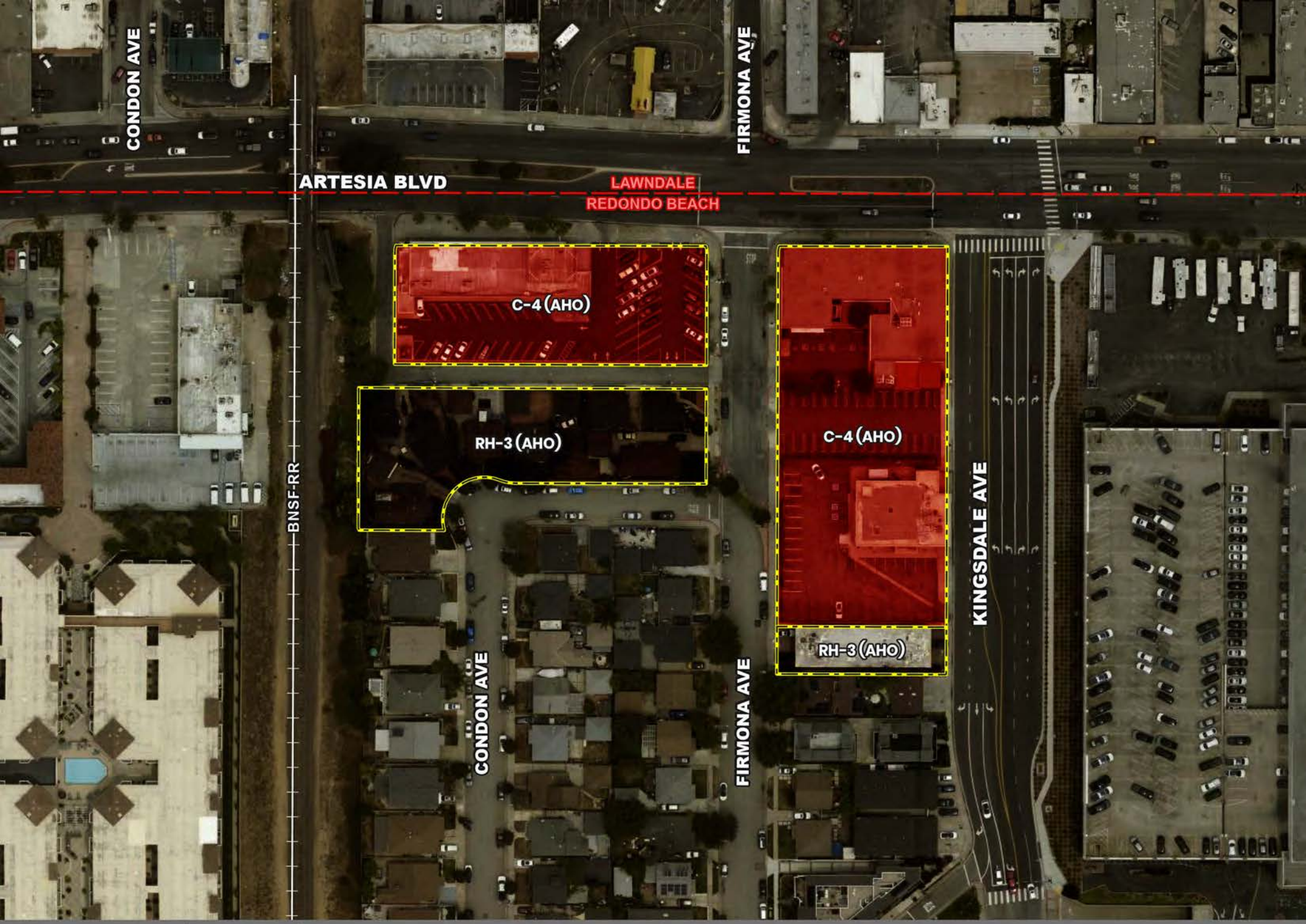
RH High Density Multi-Family Res. (30 du/ac)
C-4 Commercial
- R : Residential Overlay Area



B. Kingsdale
Proposed General Plan

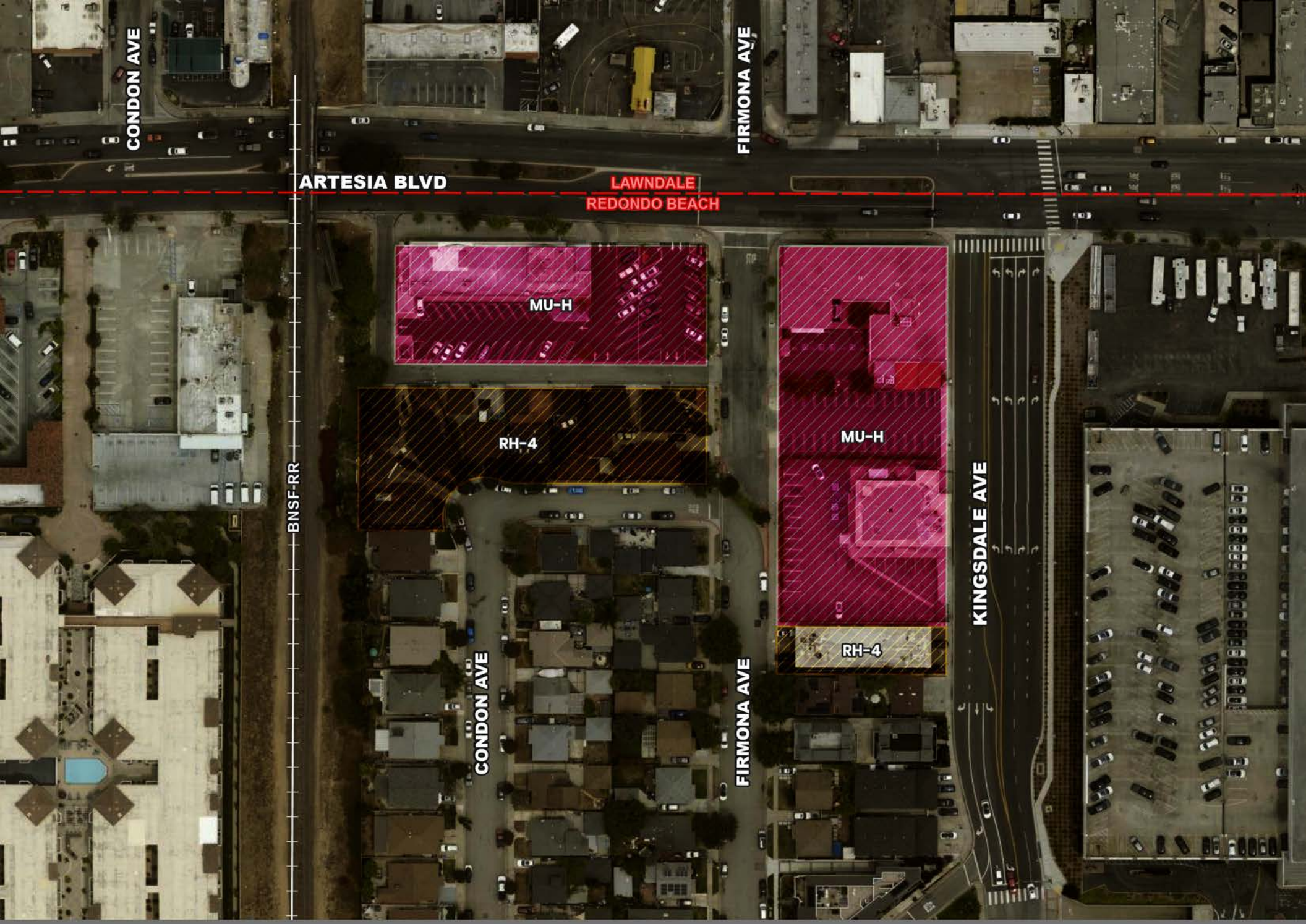
MU-H: Mixed-Use (Housing Req.) (20.0-65.0 du/ac; res only FAR 0-1.00; com/res FAR 0-1.50)

RVH: Very High Density Multi-Family Residential (20-65 du/ac)



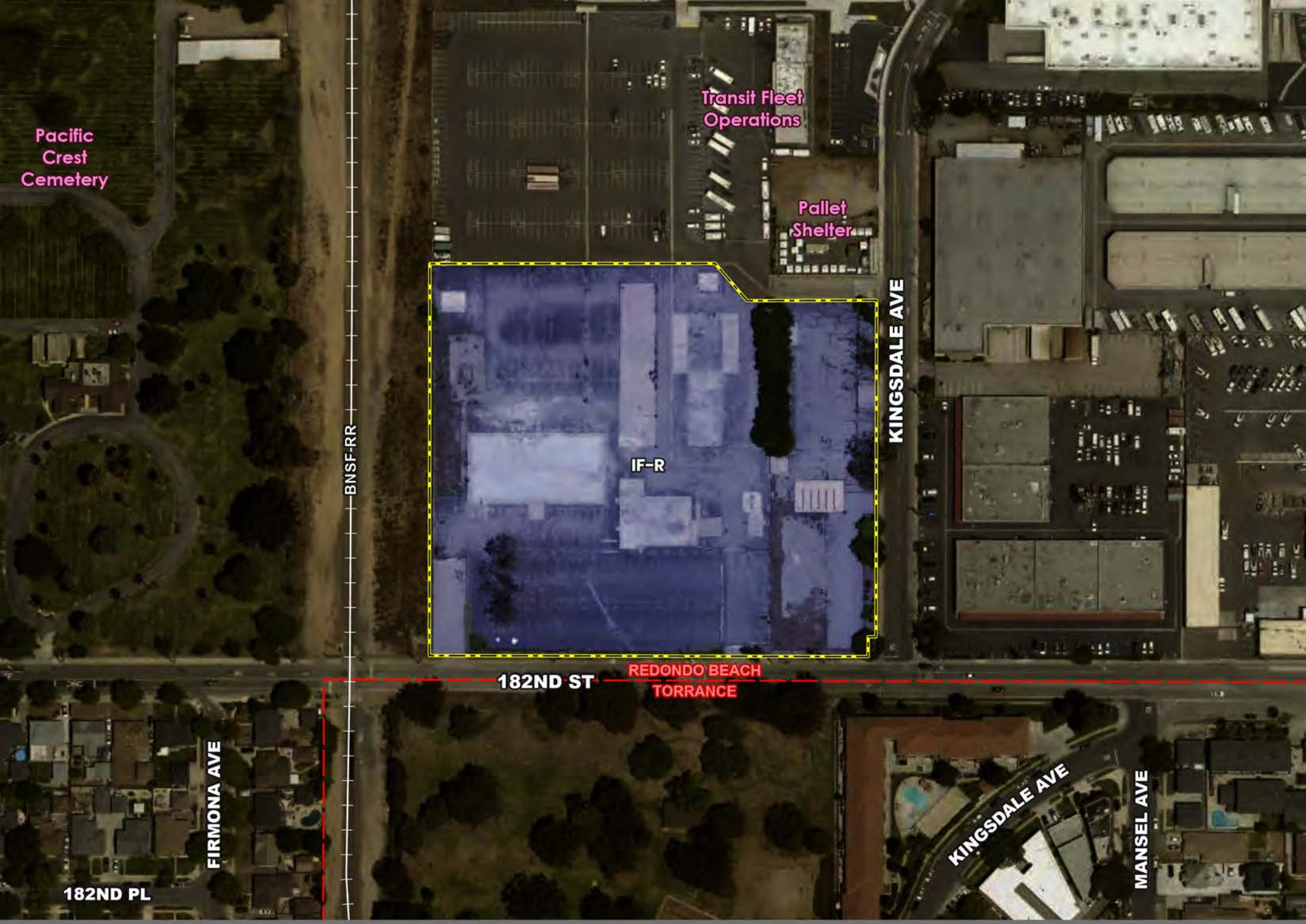
B. Kingsdale (55du/ac)
Existing Zoning

RH-3
Affordable Housing Overlay (AHO)
C-4



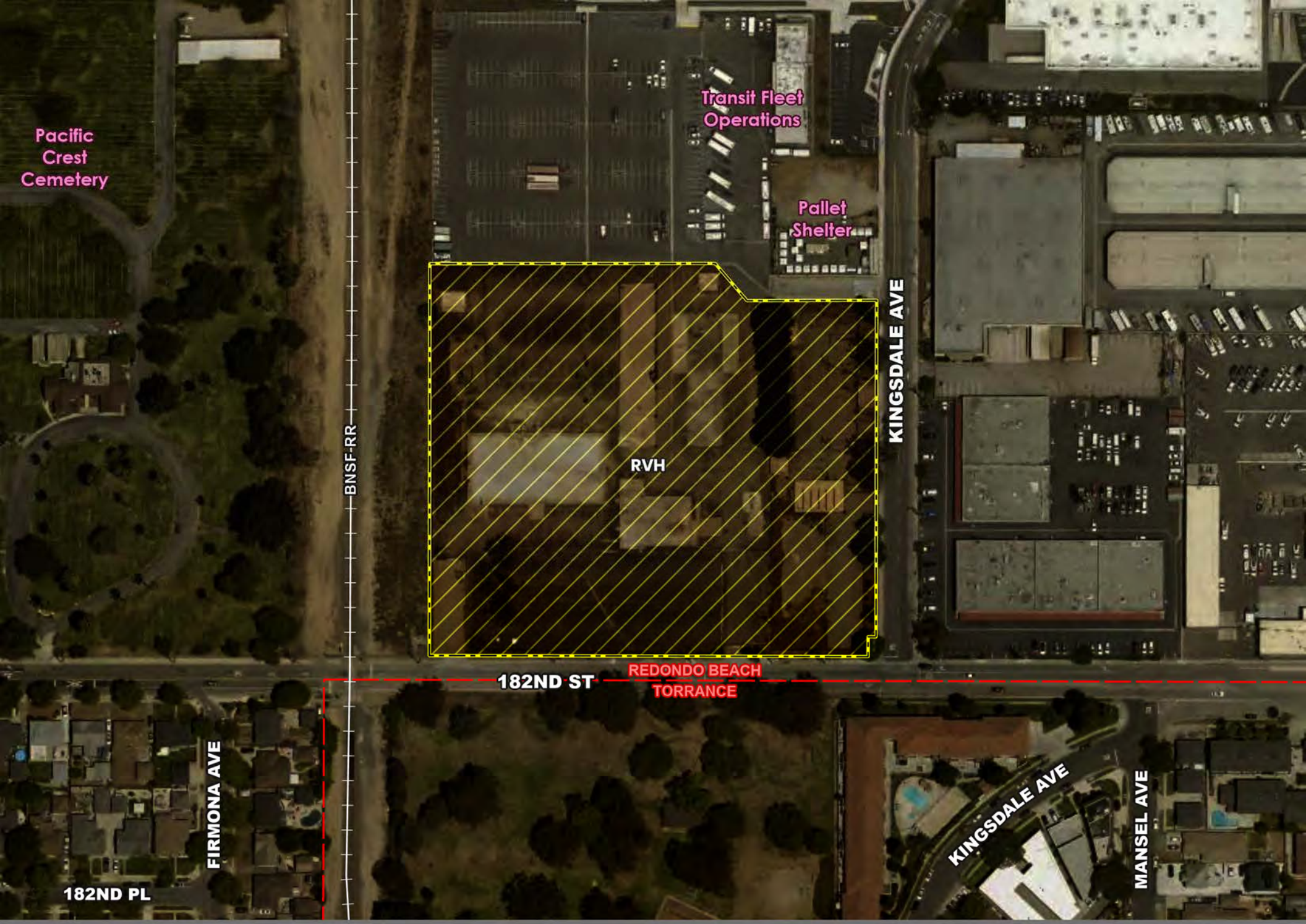
B. Kingsdale
Proposed Zoning

MU-H 773



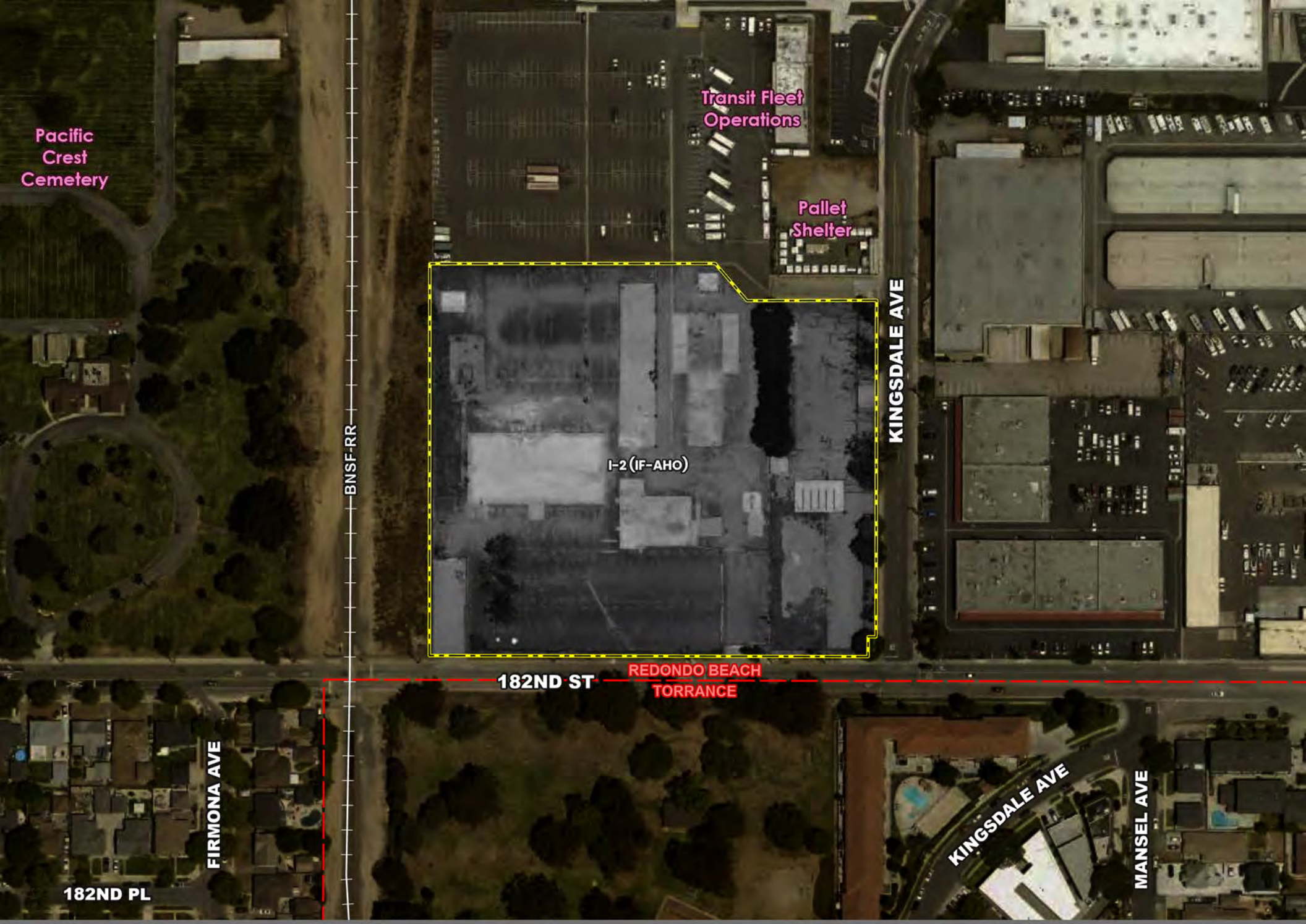
C. South of Transit Center (55du/ac)
Existing General Plan

IF -R: Residential Overlay



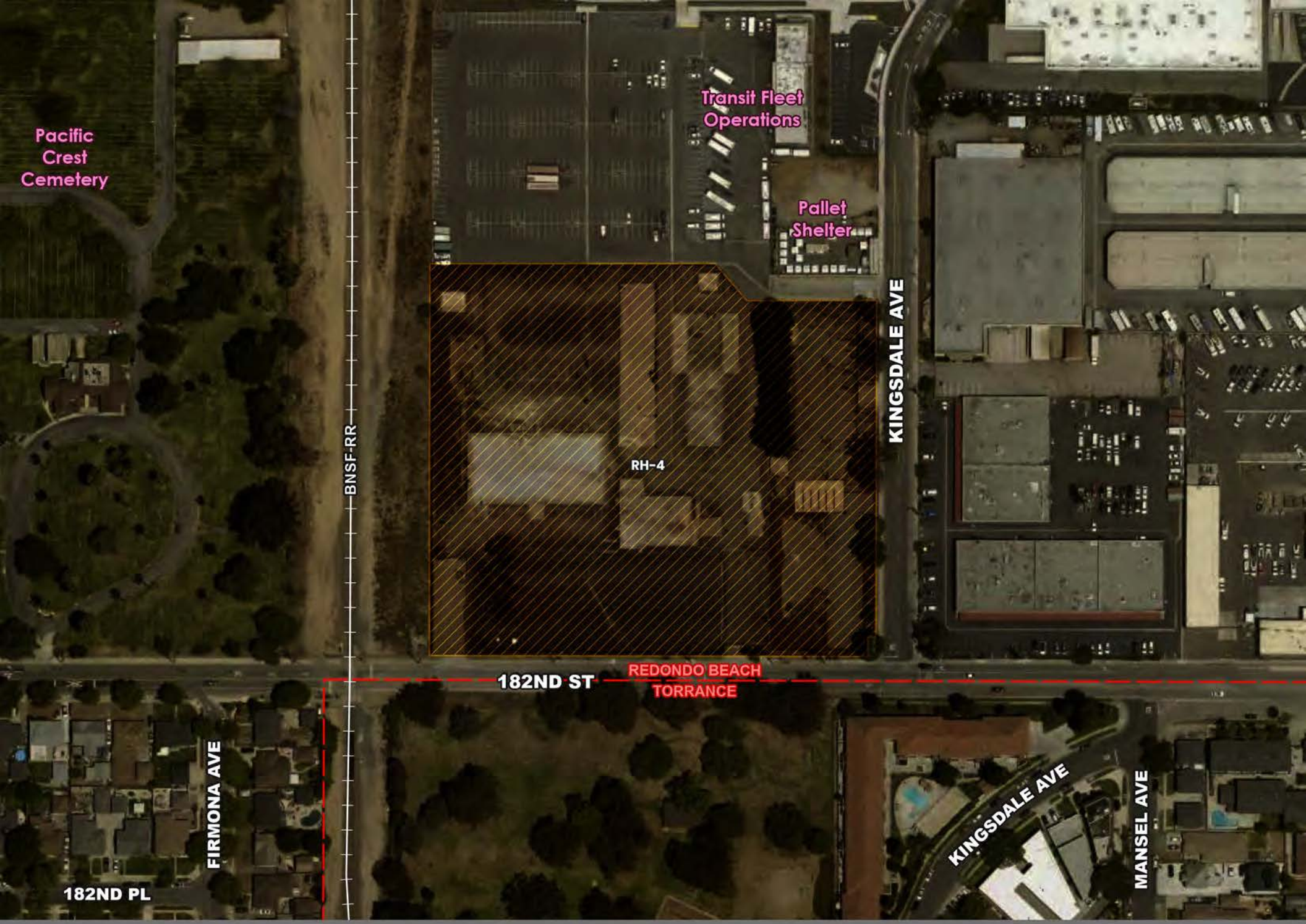
C. South of Transit Center
Proposed General Plan

RVH: Very High Density Multi-Family Residential (20-65 d **775**)



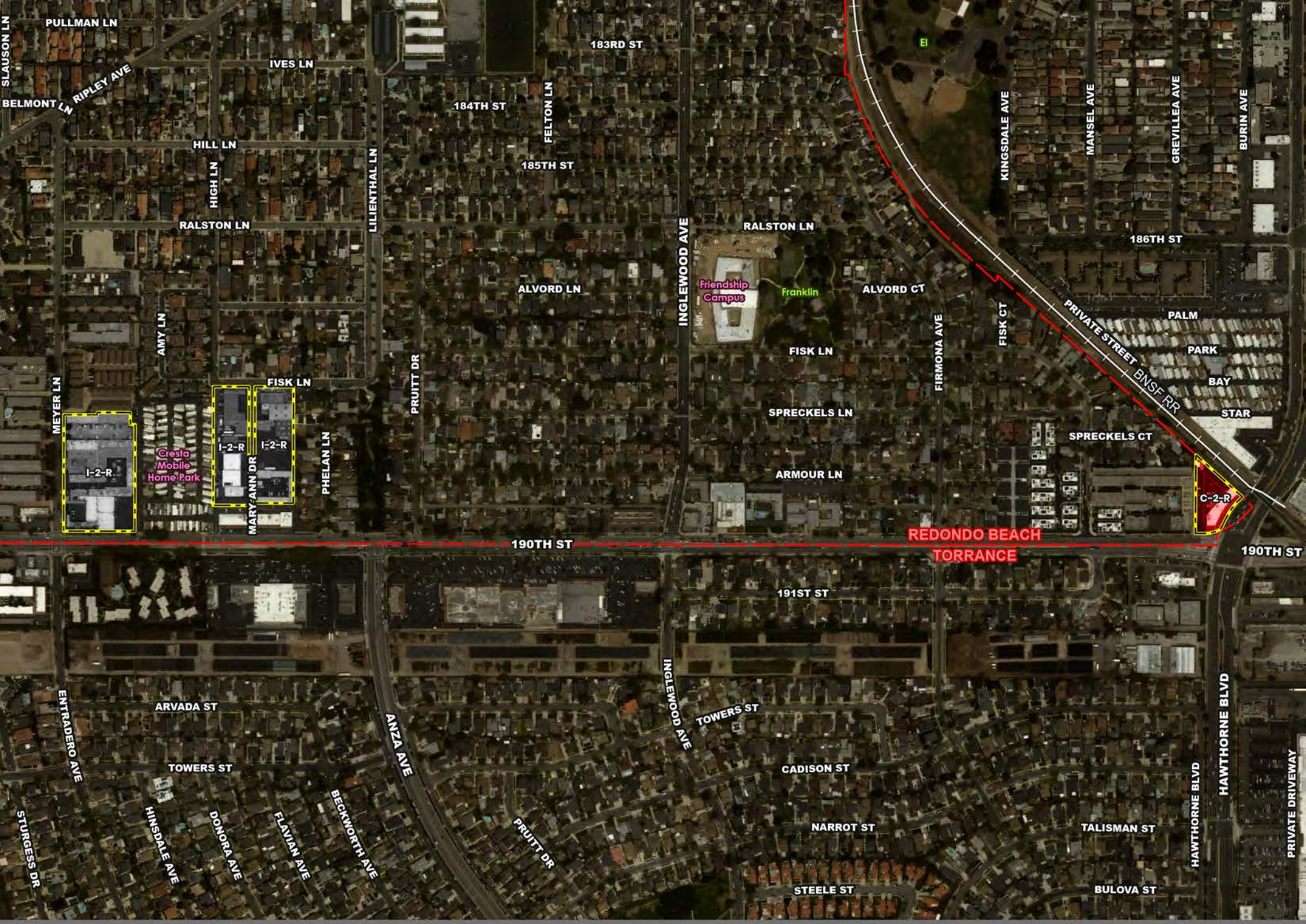
C. South of Transit Center (55du/ac)
Existing Zoning

I-2 Affordable Housing Overlay (776)



C. South of Transit Center
Proposed Zoning

777

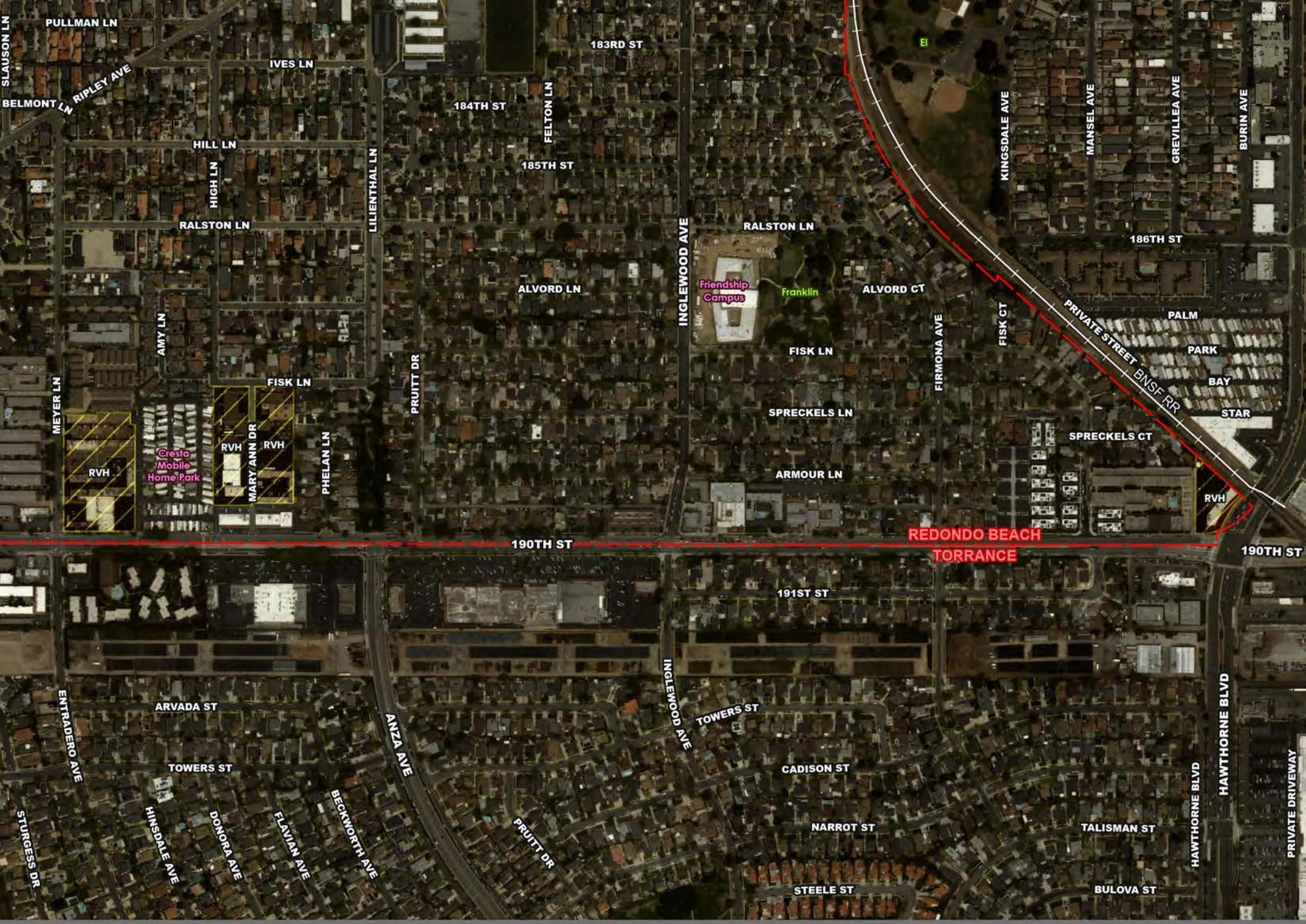


D. 190th Street (55du/ac)

Existing General Plan

C-2 -R: Residential Overlay Area

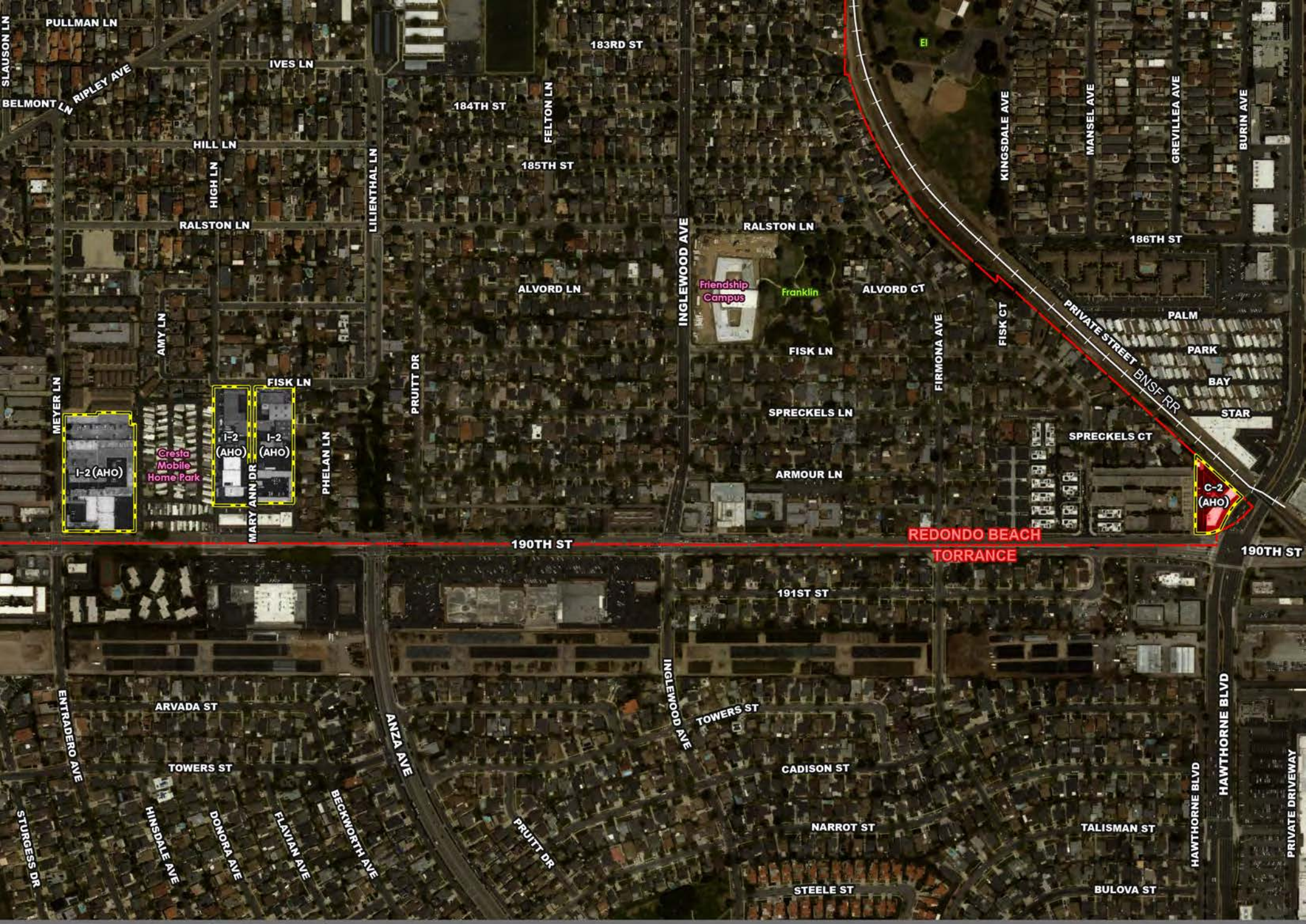
I-2



D. 190th Street

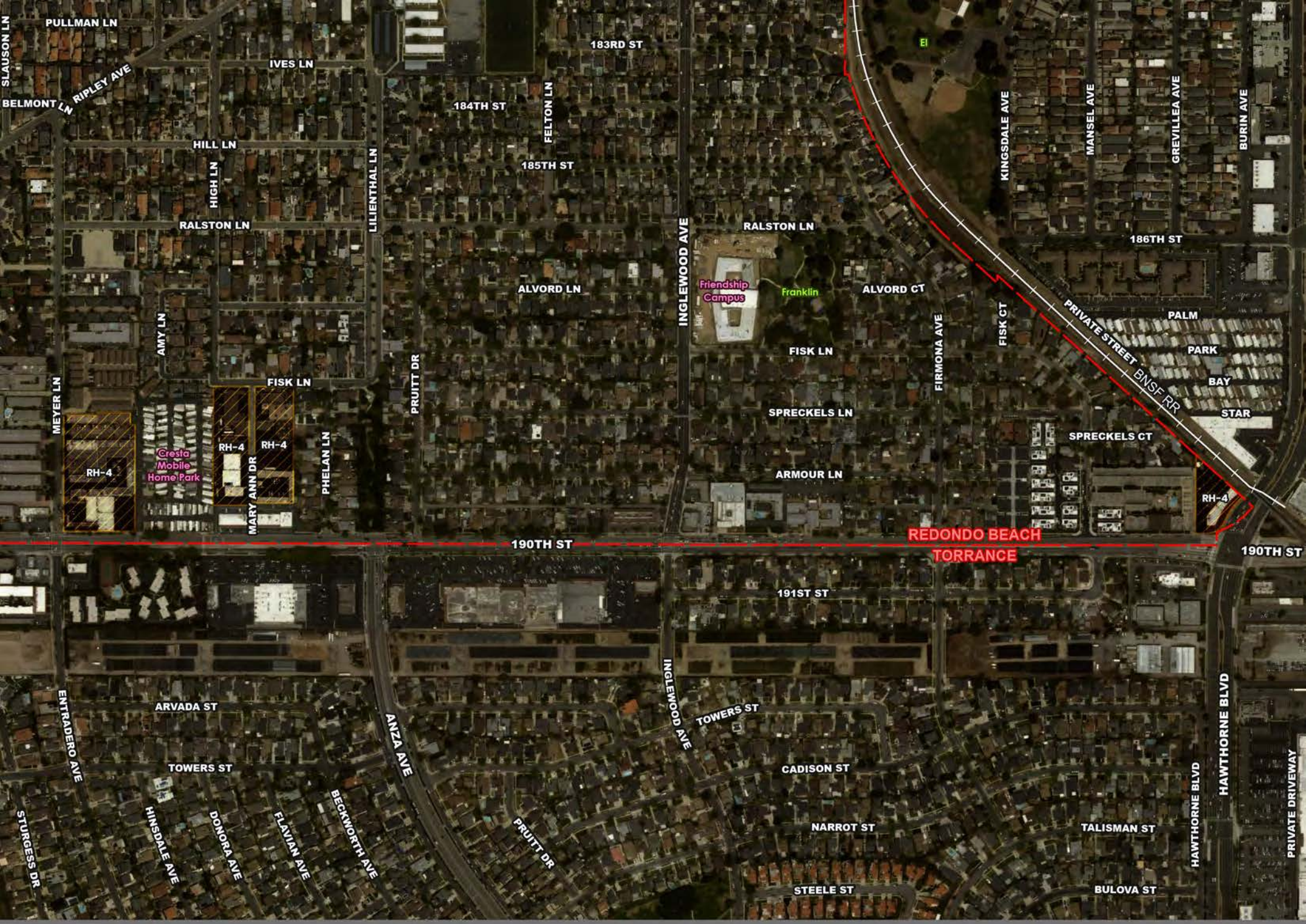
Proposed General Plan

RVH: Very High Density Multi-Family Residential (20-65 d **779**)



D. 190th Street (55du/ac)
Existing Zoning

C-2 | Affordable Housing Overlay (AHO)
I-2



D. 190th Street

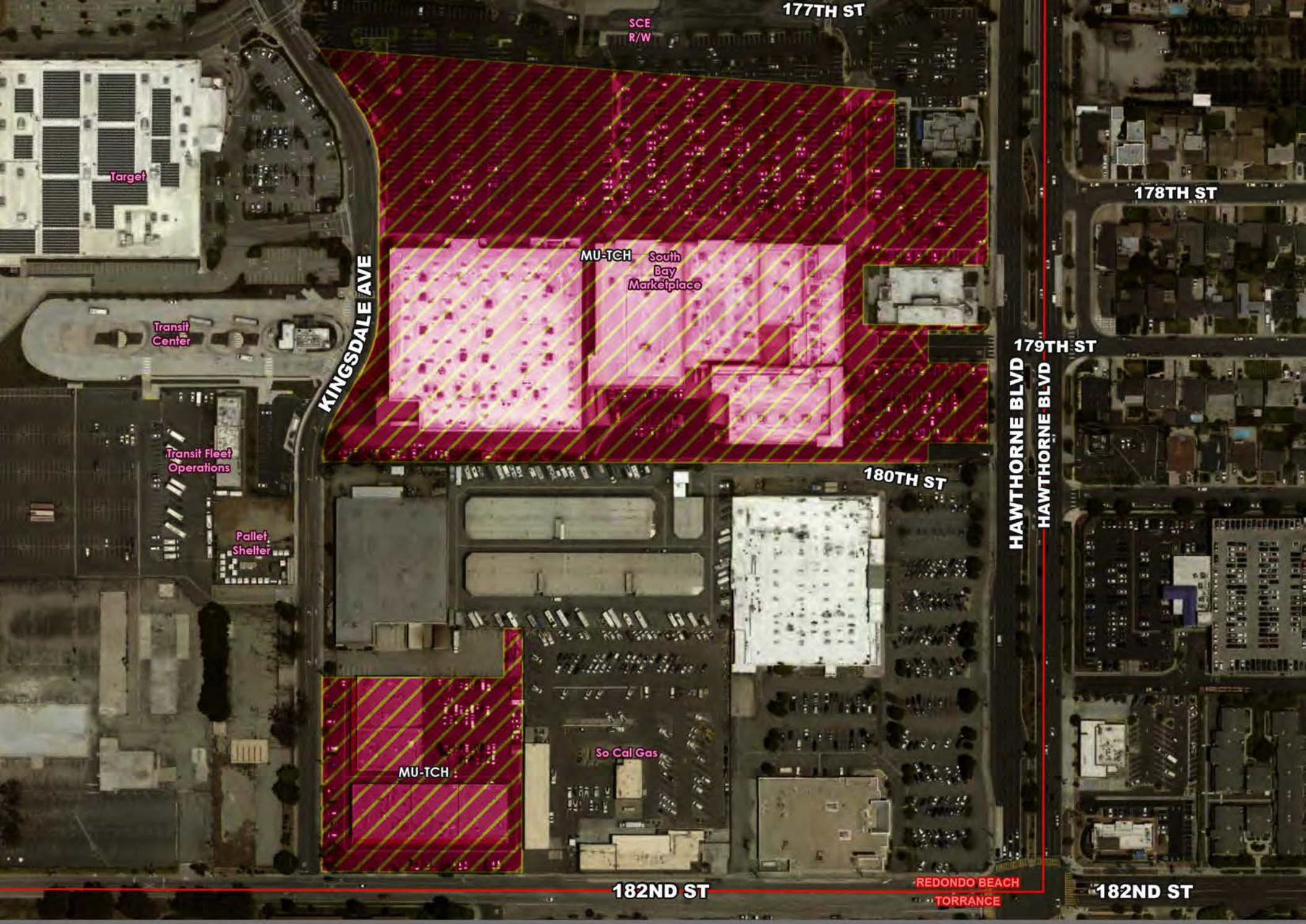
Proposed Zoning

781



E. South Bay Marketplace (55du/ac)
Existing General Plan

IF -R: Residential Overlay



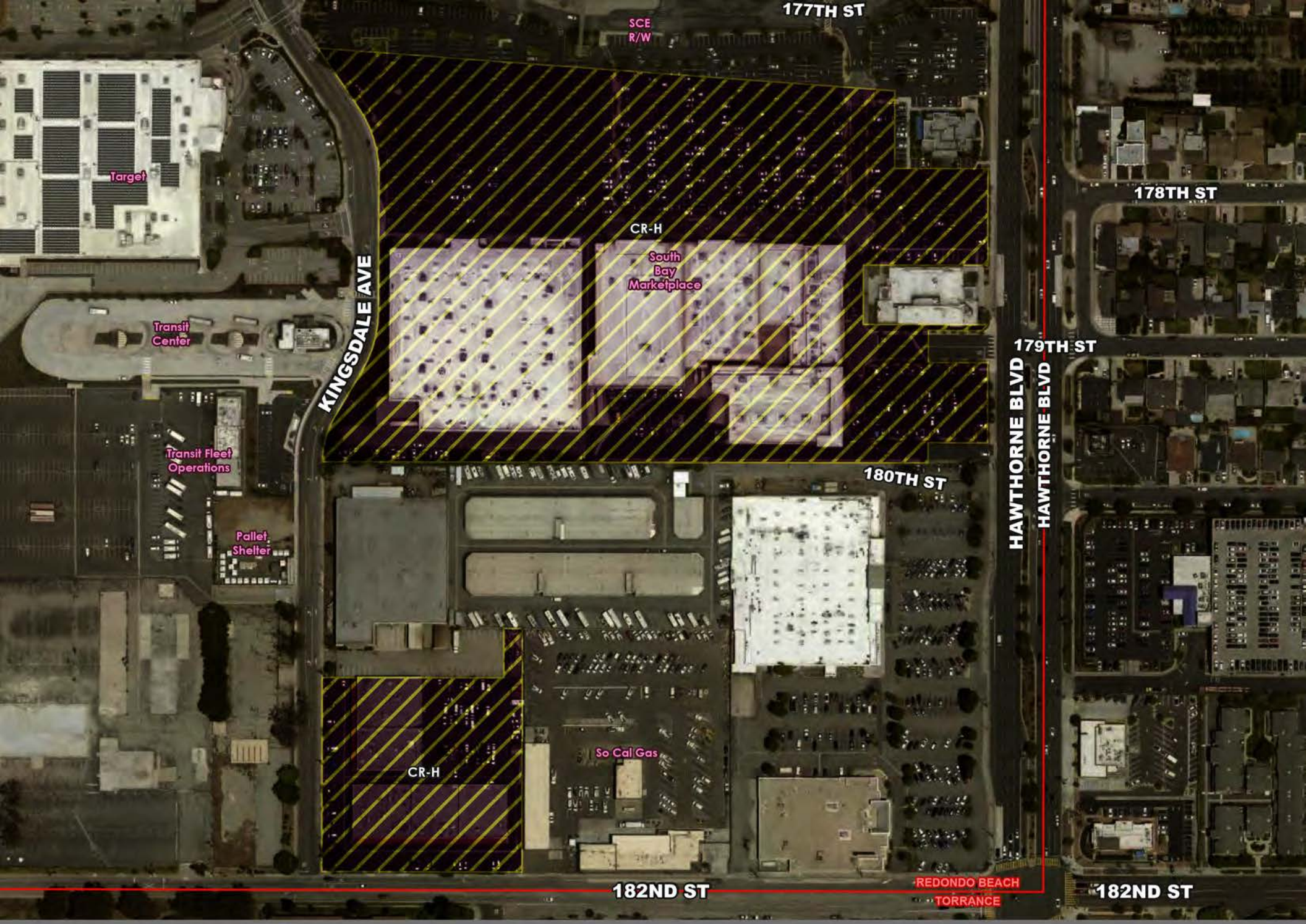
E. South Bay Marketplace
Proposed General Plan

MU-TCH: Mixed-Use Transit Center (Housing Req.) (20.0-80.0 du/ac; FAR C



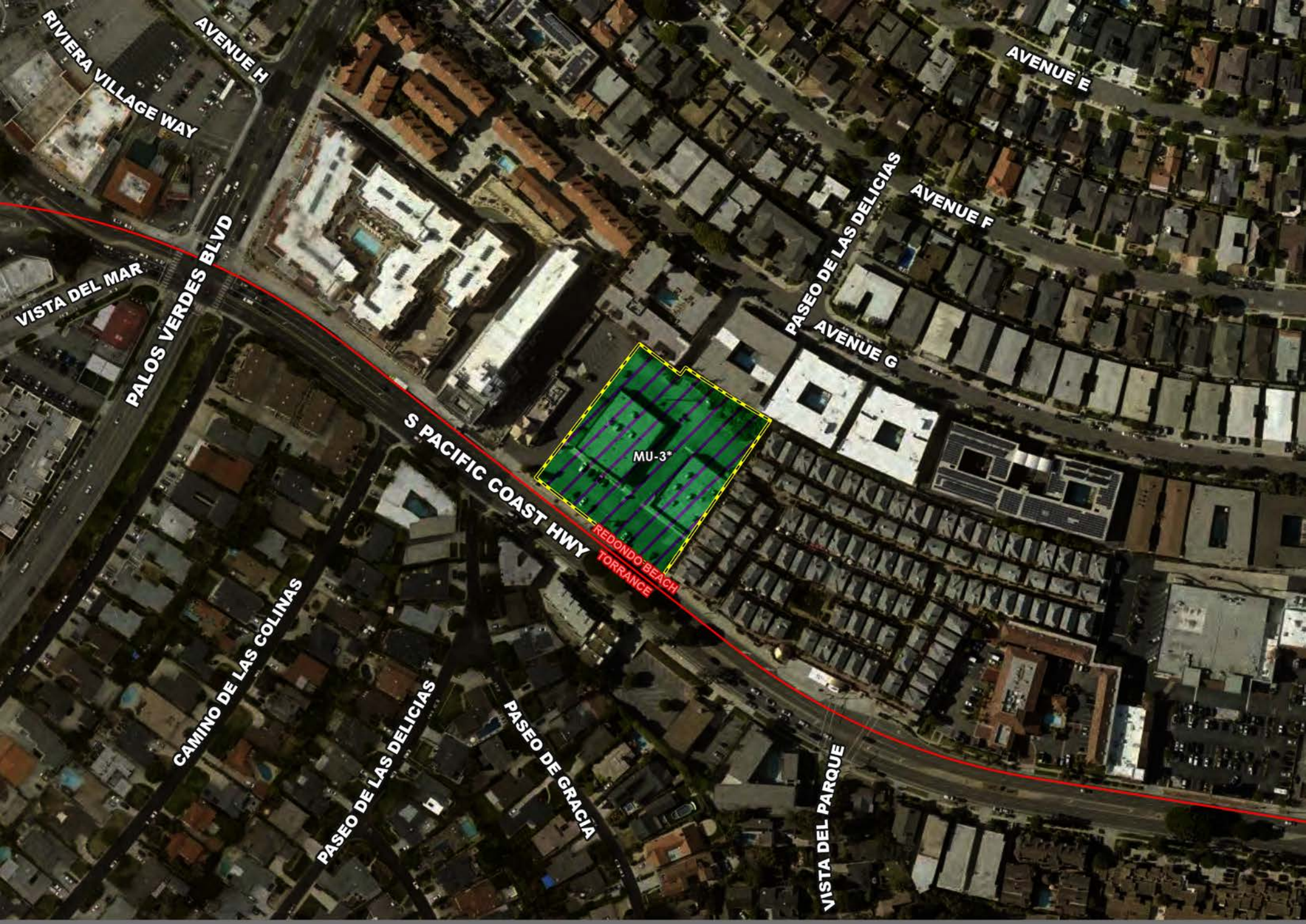
E. South Bay Marketplace (55du/ac)
Existing Zoning

CR
IC-1
Affordable Housing Overlay (AHO)



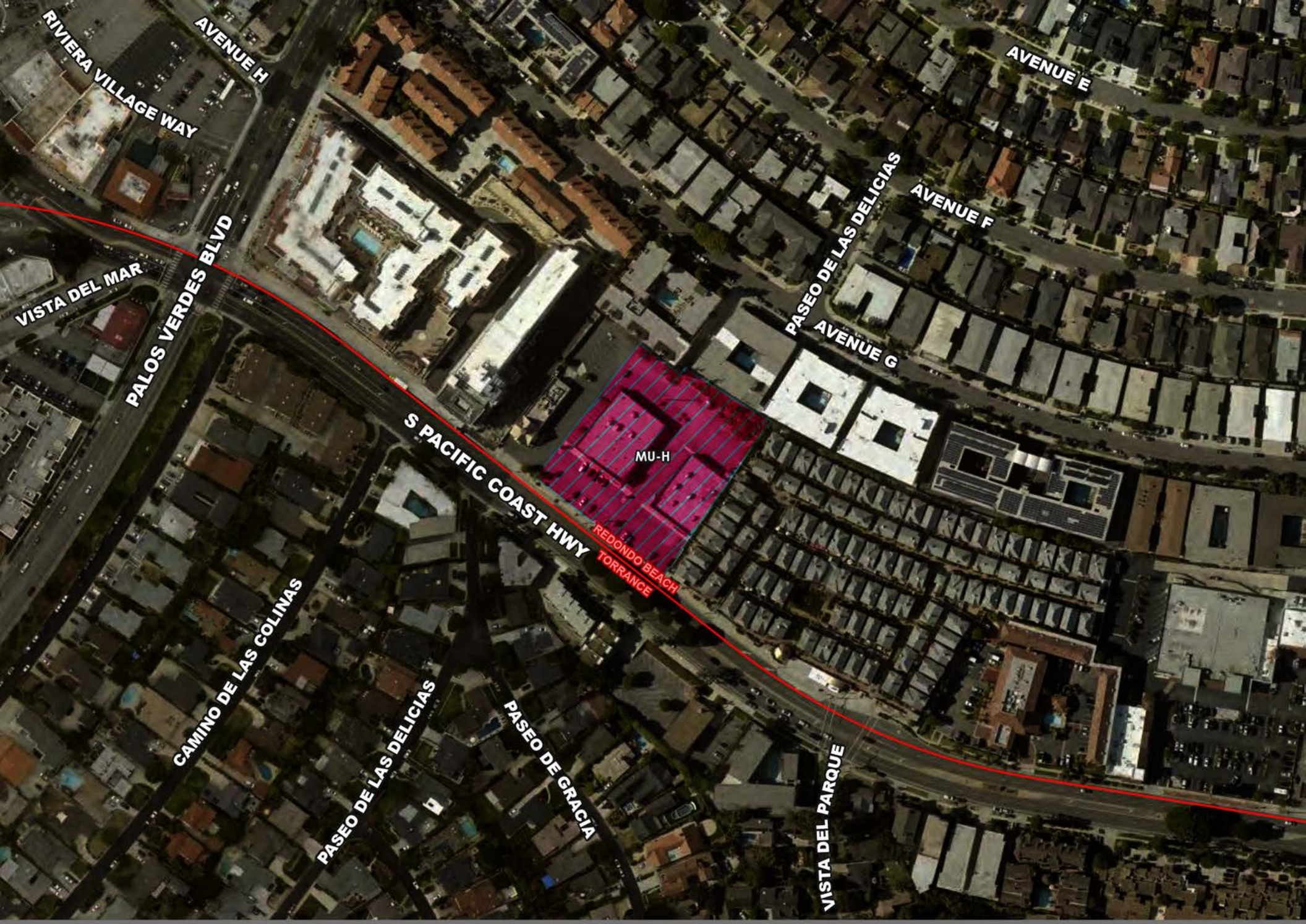
E. South Bay Marketplace
Proposed Zoning

785



F. FedEx (55du/ac)
Existing General Plan

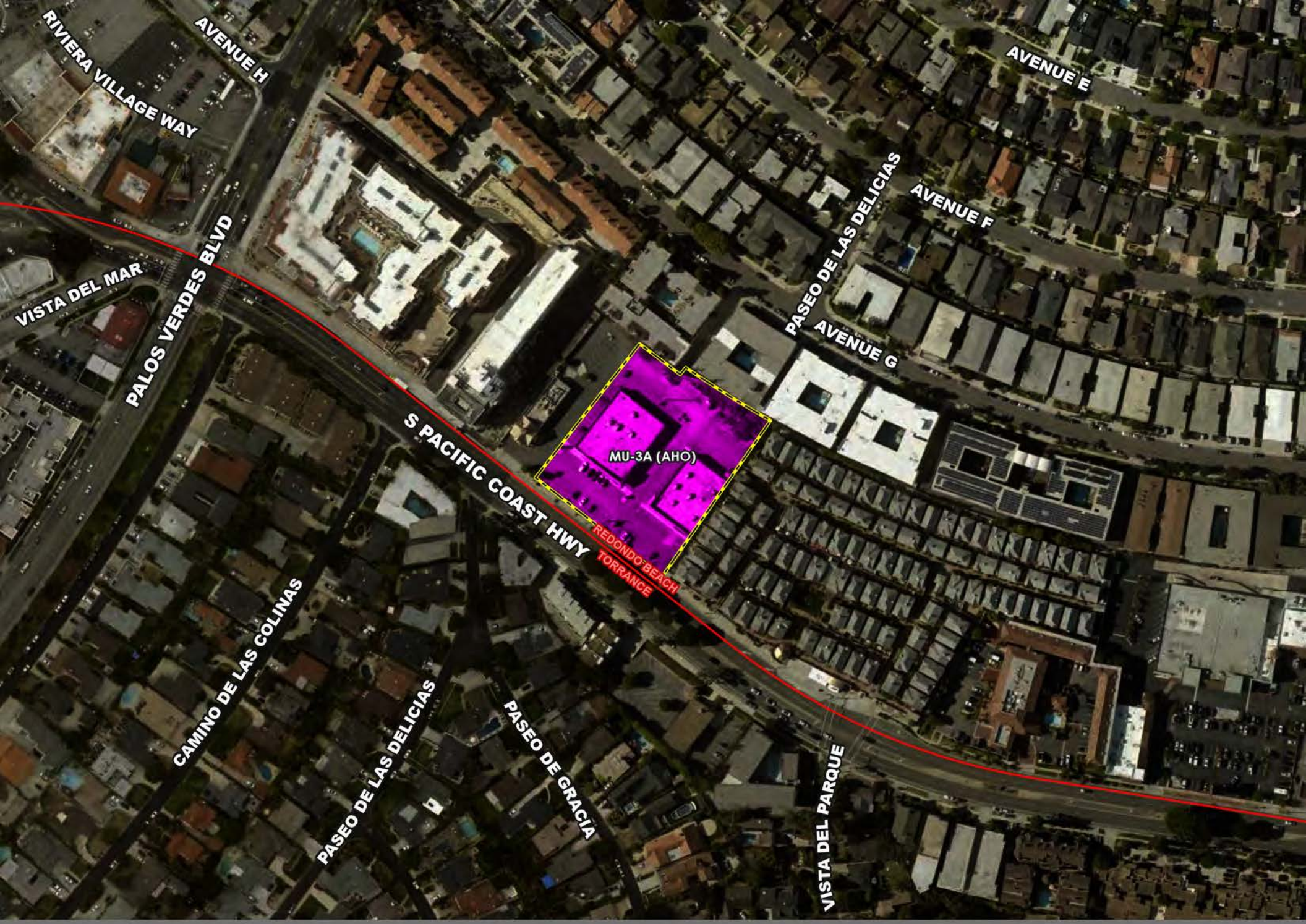
MU-3* Mixed Use -R: Residential Overlay



F. FedEx

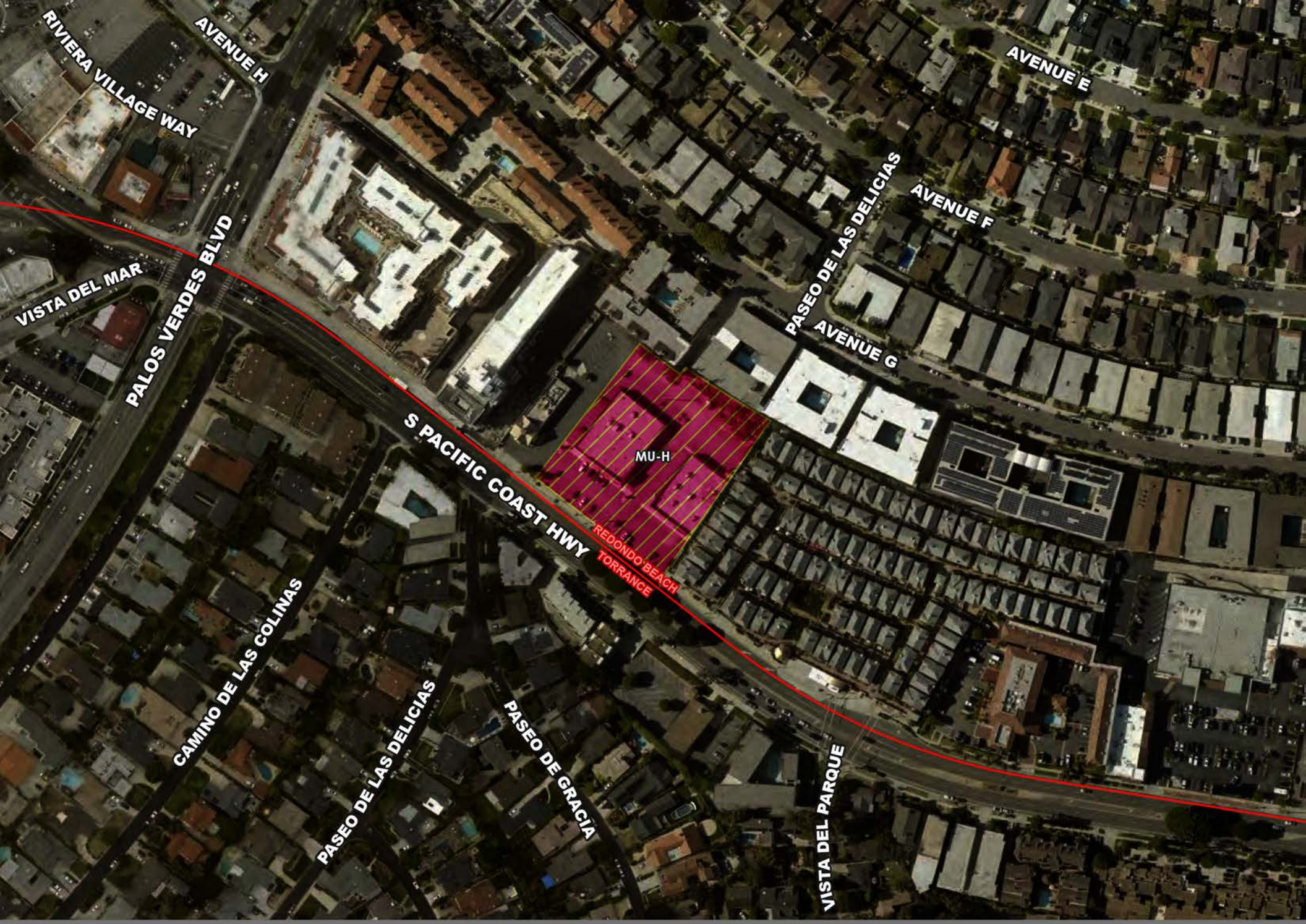
Proposed General Plan

MU-H: Mixed-Use (Housing Req.) (20.0-65.0 du/ac; res only FAR 0-1.00; com/res FAR 0



F. FedEx (55du/ac)
Existing Zoning

MU-3A | Affordable Housing Overlay (**788**)



F. FedEx

Proposed Zoning

789

Summary of Proposed Zoning Ordinance Development Standards Replacing "Affordable Housing Overlay" Zone

RH-4 (Very High Density Multiple-Family Residential Zone): Minimum 20 du/ac and up to 65 du/ac

- Southern portion of the "Kingsdale" housing site
- "South of the Transit Center" housing site
- "190th Street" housing sites
- Consistent General Plan land use designation - RVH (Residential Very High)
- Development Standards:
  - Density: 65 du/ac
  - Height: 55'
  - Stories: 5
  - Setbacks: Front 10'; Side 5' (increases to 15' on lots with greater than 150'); Rear 15'; Second, Third, and Fourth Story (increase setbacks from street)
  - Outdoor Living Space: 200 sf per unit

MU-H (Mixed-Use Zone): Minimum 20 du/ac and up to 65 du/ac and requires 50% of the total floor area of new development to be designated for residential

- Northern portion of the "Kingsdale" housing site
- "FedEx" housing site
- Consistent General Plan land use designation – MU-H (Mixed-Use Housing Required)
- Development Standards:
  - Density: 65 du/ac
  - FAR: 1.5
  - Height Residential Only: 45'
  - Height Mixed-Use: 55'
  - Stories Residential Only: 4
  - Stories Mixed-Use: 5
  - Setbacks: Front 10'; Street Side 10'; Interior Side and Rear 0' (unless adjacent to residential then 20'); Second and Third Story (increase setbacks from street)
  - Outdoor Living Space: 200 sf per unit
  - Useable Public Open Space: 10% of FAR; Affordable Housing Projects can reduce to 5% of FAR

CR-H (Mixed-Use Zone): Minimum 20 du/ac and up to 80 du/ac and requires 50% of the total floor area of new development to be designated for residential

- "South Bay Marketplace" housing site
- Consistent General Plan land use designation – MU-TCH (Mixed-Use Transit Center-Housing Required)
- Development Standards:
  - Density: 80 du/ac
  - FAR: 1.5
  - Height: 90'

- Stories: 7
- Setbacks (May be Modified by Administrative Design Review): Hawthorne Blvd 50'; 182nd Street 25'; Kingsdale Ave 20'; West 177th Street 12'; Internal Roadways 5'; Industrial Areas/Zoning 25'
- Upper Floor Setbacks: Above three stories 5' from lower floors above 5 stories and additional 5'
- Outdoor Living Space: 200 sf per unit
- Useable Public Open Space: 10% of FAR; Affordable Housing Projects can reduce to 5% of FAR

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RESOLUTION NO. 2026-03-PCR-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", CONCERNING THE UPDATE OF THE CITY'S HOUSING ELEMENT (MARCH 2026 – "EXHIBIT A"), AND ADOPT PROPOSED AMENDMENTS TO THE CITY'S CERTIFIED 2021–2029 (6TH CYCLE) HOUSING ELEMENT ("EXHIBIT B") AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT ("EXHIBIT C") AND SUBDIVISION ("EXHIBIT D") AND ZONING ("EXHIBIT E") ORDINANCES REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) on July 5, 2022, which identified policies, programs, and "housing sites" intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the city has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the city has continued to work with the California Department of Housing and Community Development (HCD) to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City's implementation of its strategy for meeting its Regional Housing Needs Assessment (RHNA), and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac

Docusign Envelope ID: C4D2A8E1-98B1-8DBA-83AB-CA5D35EA3580

to 80 du/ac) that require future redevelopment of the identified “housing sites” to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and approved by State HCD and a “substantial compliance” letter from State HCD dated March 13, 2026 was received by the City of Redondo Beach; and

WHEREAS, proposed amendments to the city’s Land Use Element, and Zoning and Subdivision Ordinances are also required in order to implement and be consistent with the Housing Element updates; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an “Addendum” to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, Land Use Element and Zoning Ordinances to replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the “Addendum” to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city’s Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City’s Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and continued the public hearing to a Special Meeting of the Planning Commission on March 31, 2026, to fulfill broadcast and virtual Zoom participation options included in the public notice for the March 19, 2026 public hearing that due to technical reasons were not available at the public hearing on March 19, 2026; and

WHEREAS, at their Special Meeting on March 31, 2026, the Planning Commission held a continued public hearing to again consider the “Addendum” to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city’s Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City’s Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and closed the public hearing.

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

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SECTION 1. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

SECTION 2. ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT. The Planning Commission recommends that the City Council, in the exercise of its independent judgment and pursuant to CEQA, approve the "Addendum" to the certified "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", concerning the amendments to the Housing Element, Land Use Element and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac) (March 2026 – "Exhibit A"). The "Addendum" is attached as "Exhibit A".

SECTION 3. CITY OF REDONDO BEACH HOUSING ELEMENT UPDATE. The Planning Commission recommends that the City Council adopt an Update the City's Housing Element with proposed changes/edits attached as "Exhibit B".

SECTION 4. CITY OF REDONDO BEACH DRAFT LAND USE ELEMENT AMENDMENT. The Planning Commission recommends that the City Council adopt amendments to the City's Draft Land Use Element with proposed changes/edits attached as "Exhibit C".

SECTION 5. TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions attached as "Exhibit D".

SECTION 6. TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use attached as "Exhibit E".

SECTION 7. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 8. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this Housing Element Update and associated amendments to the City's Draft Land Use Element and amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, and to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, required for consistency with and implementation of the Housing Element Update is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall

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not affect the validity of the remaining portions. The City Council shall declare that it would have passed this Housing Element Update and associated amendments to the City's Draft Land Use Element and amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, and to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, required for consistency with and implementation of the Housing Element Update and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

Docusign Envelope ID: C4D2A8E1-98B1-8DBA-83AB-CA5D35EA3580

PASSED, APPROVED AND ADOPTED this 31st day of March, 2026.

Signed by:
Wayne Craig
1512EEAB172F41A...

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-03-PCR-03 was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a special meeting of said Planning Commission held on the 31st day of March, 2026 by the following roll call vote:

AYES: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

NOES: None

ABSENT: None

Signed by:
Marc Wiener
9F3D25782E88822...

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

Administrative Report

K.1., **File #** PC26-0417 **Meeting Date:** 3/31/2026

To: **PLANNING COMMISSION**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR AND SEAN SCULLY, PLANNING MANAGER

TITLE

A CONTINUED PUBLIC HEARING TO A SPECIAL MEETING OF THE PLANNING COMMISSION TO CONSIDER A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", CONCERNING THE UPDATE OF THE CITY'S HOUSING ELEMENT (MARCH 2026 - "EXHIBIT A"), AND ADOPT PROPOSED AMENDMENTS TO THE CITY'S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT ("EXHIBIT B") AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT ("EXHIBIT C") AND SUBDIVISION ("EXHIBIT D") AND ZONING ORDINANCES ("EXHIBIT E") REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

RECOMMENDATION

1. Re-open the continued public hearing and receive all testimony and written materials regarding the proposed amendments;
2. Accept testimony from staff and the public and deliberate on the proposed amendments;
3. Close the public hearing; and
4. Adopt the attached Resolution recommending that the City Council:
    - Approve the associated **CEQA findings (Addendum to the Certified Final Program Environmental Impact Report for the Housing Element Update);**
    - Adopt the proposed updates to the City of Redondo Beach **2021-2029 Housing Element;**
    - Adopt amendments to the **Draft Land Use Element** of the General Plan for implementation of and consistency with the Housing Element updates; and
    - Adopt amendments to **Title 10 Chapter 1 (Subdivisions)** and **Title 10 Chapter 2 (Zoning and Land Use)** of the Redondo Beach Municipal Code for implementation of and consistency with the Housing Element updates.

EXECUTIVE SUMMARY

This Special Meeting of the Planning Commission is a continued public hearing from the Planning

Commission's duly noticed public hearing on March 19, 2026. This public hearing was continued to fulfill broadcast and virtual Zoom participation options included in the public notice that due to technical reasons was not available at the public hearing on March 19, 2026. This report and all its attachments are the same as were presented on March 19, 2026, with the exception of this introductory explanation for the continued public hearing, an update reflecting the receipt of HCD's "substantial conformance" letter in this revised Executive Summary and the attached resolution (Attachment 2), and updated recitals in the attached resolution (Attachment 2) noting the March 19, 2026, public hearing was continued to this Special Meeting.

The City of Redondo Beach adopted its **6th Cycle 2021-2029 Housing Element,** which identifies policies, programs, and sites to accommodate the City's Regional Housing Needs Allocation (RHNA) obligations on July 5, 2022. The State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022.

Since adoption/certification, the city has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity. In furtherance of the City's implementation of its strategy for meeting its Regional Housing Needs Assessment (RHNA), and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) that require future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area be developed as residential.

As a result of the proposed amendments to the City's Housing Element, additional amendments to the Draft Land Use Element, Zoning Ordinance, and Subdivision Ordinance are required in order to implement and make consistent the replacement of the "overlay" designations/zoning with proposed Housing Element updates.

In summary, the proposed amendments to the Housing Element, Draft Land Use Element, and Zoning/Subdivision Ordinances serve the following purposes:

- Clarify zoning regulations associated with Housing Element sites
    - Replacing the "overlay" zoning standards with high density residential and mixed-use standards that require future development to include 50% of the Floor Area Ratio (FAR) to be residential
    - Removal of the North Tech "housing site" from the City's housing sites inventory reducing the number of "housing sites" from six to five
    - Increase the maximum density from 55 du/ac to 65 du/ac at four out of the five remaining housing site, and 80 du/ac at the South Bay Marketplace.
- Establish development standards for new high-density residential and mixed-use zones
- Update administrative and subdivision procedures for Housing Element projects
- Update Housing Element sites inventory information and project status section of the Housing Element
- Ensure consistency between the Housing Element and the Draft Land Use Element of the General Plan with the City's Zoning and Subdivision Ordinances

Collectively, these amendments are intended to support the City's ability to facilitate housing production, ensure capacity for accommodating the City's RHNA, implement Housing Element programs, and ensure that the General Plan and Municipal Code remain internally consistent.

All the proposed amendments to the Housing Element have been reviewed and approved by State HCD. A "substantial compliance" letter from State HCD dated March 13, 2026, is summarized below, noted in the updated resolution, and attached to this Administrative Report.

The BACKGROUND section of this Administrative Report presents a summary of the proposed amendments to the Housing Element, Draft Land Use Element, and Zoning/Subdivision Ordinances. Attached to this Administrative Report is the proposed Planning Commission Resolution (updated to reflect this Special Meeting) that includes attached "Exhibits" that detail the proposed amendments to each document shown in "track changes".

BACKGROUND

Housing Element Update - Summary

The revisions to the Housing Element fall into the following general categories:

Clarification of Housing Sites Zoning Strategy

The most significant revision to the Housing Element involves clarification of the City's strategy for facilitating housing development on the "Housing Sites" identified to meet the City's RHNA allocation.

The adopted Housing Element originally included a program that relied on "Residential Overlay" zoning standards applied to these sites to facilitate residential development.

Based on discussions with HCD, the city is proposing to modify this approach by replacing the overlay zoning framework with specific zoning designations that directly permit and require a certain amount of residential development at higher densities on future projects.

These proposed General Plan land use designations include:

- Very High Density Multi-Family Residential (RVH)
  - 20 - 65 du/ac
  - Applies to the southern portion of the "Kingsdale" housing site; the "South of the Transit Center" housing site; and the "190th Street" housing site
- Mixed Use Housing Required (MU-H)
  - Residential only: Max FAR 1.0
  - Commercial and Residential: Max FAR 1.5
  - 50% of total floor area must be for residential use
  - 20 - 65 du/ac
  - Applies to the "FedEx" housing site
- Mixed Use Transit Center Housing Required (MU-TCH)
  - Max FAR 1.5
  - 50% of total floor area must be for residential use

  - 20 - 80 du/ac
  - Applies to the “South Bay Marketplace” housing site

These designations are intended to provide greater certainty regarding allowable development standards and to ensure that housing development remains the primary use of the identified sites, while allowing for compatible commercial uses that support neighborhood services and walkable development patterns. Higher densities are proposed to offset the elimination of the North Tech housing site and provide the city with an additional buffer. Corresponding amendments have been made to the updated Draft Land Use Element and the zoning/subdivision ordinances, which are included as attachments to the Planning Commission Resolution which is attached to this report.

Updates to Housing Development “Pipeline”

The revised Housing Element includes updated information regarding housing projects currently under review, approved, or under construction within the city.

These updates reflect:

- Recently submitted development applications
  - 2819 182nd Street (163 unit proposed with 27 affordable to lower income)
- Projects that have received planning approvals
  - 401 S PCH (AB 2011)
- Projects currently under construction
  - 122 N PCH
- Changes to the number of units expected to be delivered during the Housing Element planning period

These updates ensure that the Housing Element reflects the most current housing development activity within the city.

Technical Edits and Clarifications

Additional minor revisions were made throughout the document to improve clarity and ensure consistency with State Housing Element requirements.

These revisions include:

- Clarification of program implementation timelines
- Minor corrections to tables and site inventories
- Updates to development assumptions for Housing Element sites
- Clarification of zoning descriptions and development standards
- Minor editorial revisions for clarity and readability

These changes are technical in nature and do not change the fundamental policy direction of the adopted Housing Element.

HCD Coordination and Public Review Process

This draft Housing Element Update was initially released for a seven-day public review period from January 6, 2026 to January 13, 2026.

All public comments received during this period were transmitted to HCD along with the draft Housing Element update. All comments received are attached.

Following receipt of HCD's initial review comments, the city prepared a revised draft Housing Element incorporating minor revisions and clarifications.

To provide additional opportunity for public participation, the city initiated a second seven-day public review period beginning February 13, 2026 and ending February 20, 2026.

All the proposed amendments to the Housing Element have been reviewed and approved by HCD. Attached is HCD's "substantial compliance" letter dated March 13, 2026. Per HCD,

> "This draft amendment does not impact the September 1, 2022 finding of substantial compliance. The element will continue to comply with State Housing Element Law once rezoning has been completed to meet all statutory requirements and the draft amendment has been adopted, submitted, and reviewed by HCD pursuant to Government Code section 65585."

Zoning and Subdivision Ordinance Amendments - Summary

Zoning Code Amendments (RBMC Title 10 Chapter 2)

As a result of the proposed Housing Element and Land Use Element updates, state law requires that the city's Zoning and Subdivision Ordinances be amended to reflect, implement, and be consistent with the proposed updates of these policy documents.

Below is a summary of each of the proposed zoning designations and their respective development standards which implement and are consistent with the proposed land use designations identified above.

Consistent with the Housing Element and Land Use Element updates, these new zoning designations replace the "Affordable Housing Overlay" zoning category in favor of either high density residential or high-density mixed use. It's important to note that although the density for proposed land use and zoning designations is higher for each of the "housing sites", the development standards such as stories and height are the same or very similar to the development standards for the existing "Affordable Housing Overlay" zones applied to each of the "housing sites".

- RH-4 (Very High Density Multiple-Family Residential Zone): Minimum 20 du/ac and up to 65 du/ac
    - Southern portion of the "Kingsdale" housing site
    - "South of the Transit Center" housing site
    - "190th Street" housing site

  - Consistent General Plan land use designation - RVH (Residential Very High)
  - Development Standards:
    - Density: 65 du/ac
    - Height: 45’
    - Stories: 4
    - Setbacks: Front 10’; Side 5’ (increases to 15’ on lots with greater than 150’); Rear 15’; Second, Third, and Fourth Story (increase setbacks from street)
    - Outdoor Living Space: 200 sf per unit
- **MU-H (Mixed-Use Zone)**: Minimum 20 du/ac and up to 65 du/ac and requires 50% of the total floor area to be designated for residential
  - Northern portion of the “Kingsdale” housing site
  - “FedEx” housing site
  - Consistent General Plan land use designation - MU-H (Mixed-Use Housing Required)
  - Development Standards
    - Density: 65 du/ac
    - FAR: 1.5
    - Height Residential Only: 45’
    - Height Mixed-Use: 55’
    - Stories Residential Only: 4
    - Stories Mixed-Use: 5
    - Setbacks: Front 10’; Street Side 10’; Interior Side and Rear 0’ (unless adjacent to residential then 20’); Second and Third Story (increase setbacks from street)
    - Outdoor Living Space: 200 sf per unit
    - Useable Public Open Space: 10% of FAR; Affordable Housing Projects can reduce to 5% of FAR
- **CR-H (Mixed-Use Zone)**: Minimum 20 du/ac and up to 80 du/ac and requires 50% of the total floor area to be designated for residential
  - “South Bay Marketplace” housing site
  - Consistent General Plan land use designation - MU-TCH (Mixed-Use Transit Center-Housing Required
  - Development Standards:
    - Density: 80 du/ac
    - FAR: 1.5
    - Height: 90’
    - Stories: 7
    - Setbacks (May be Modified by Administrative Design Review): Hawthorne Blvd 50’; 182nd Street 25’; Kingsdale Ave 20’; West 177th Street 12’; Internal Roadways 5’; Industrial Areas/Zoning 25’
    - Upper Floor Setbacks: Above three stories 5’ from lower floors above 5 stories and additional 5’
    - Outdoor Living Space: 200 sf per unit
    - Useable Public Open Space: 10% of FAR; Affordable Housing Projects can reduce to 5% of FAR

Attached to this Administrative Report is an exhibit that shows the existing and proposed General Plan land use and zoning designations at each of the “housing sites”.

Amendments have also been made to the city's subdivision ordinance (RBMC Title 10, Chapter 1) replacing references to the overlay zone with these new designations.

ENVIRONMENTAL

The Planning Commission will consider recommending that the City Council adopt environmental findings pursuant to the California Environmental Quality Act (CEQA).

An "Addendum" to the certified Final Program EIR for the General Plan Update was completed for the proposed Housing Element updates and the associated amendments to the Land Use Element and Zoning and Subdivision Ordinances and is attached to this Administrative Report.

As demonstrated in Section 3, Environmental Analysis, of the attached "Addendum", the modified project (Housing Element update and associated Land Use Element and Zoning and Subdivision ordinance amendments required for consistency and implementation) would not result in physical impacts that differ from the approved project evaluated in the certified PEIR, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in CEQA Guidelines Sections 15162(a) and 15163(a). The modified project would not change the assumptions made under the certified PEIR.

CONCLUSION

The proposed amendments to the Housing Element, Draft Land Use Element, Zoning Code, and Subdivision Ordinance are necessary to implement Housing Element programs, ensure compliance with State housing law, ensure the city has housing capacity to accommodate its RNHA, and maintain internal consistency among the City's planning documents.

The amendments provide updated land use designations and policies, zoning designations and regulations, and administrative procedures that will facilitate housing production while maintaining the City's planning framework.

Staff recommends that the Planning Commission review the proposed amendments and recommend that the City Council adopt them.

ATTACHMENTS

1. Housing Sites Exhibits - Existing Proposed General Plan and Zoning
2. Planning Commission Resolution 2026-03-PCR-03
3. HCD "Substantial Compliance" Letter dated March 13, 2026
4. PC Resolution Exhibit A - Addendum HEU March 2026
5. PC Resolution Exhibit B - Housing Element Update - Track Changes
6. PC Resolution Exhibit C - Draft Land Use Element Update - Track Changes
7. PC Resolution Exhibit D - Proposed Amendments to Title 10 Chapter 1 (Subdivisions) - Track Changes
8. PC Resolution Exhibit E - Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) - Track Changes

Administrative Report

N.1., **File #** 26-0520 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

TITLE

DISCUSSION AND POSSIBLE ACTION ON PROPOSED MODIFICATIONS TO THE CITY'S CROSSING GUARD PROGRAM

EXECUTIVE SUMMARY

The School Crossing Guard Subcommittee (Subcommittee) has met several times over the past few months to evaluate and develop modifications to the City's Crossing Guard Program. The recommended changes, if approved by the City Council as outlined below, would take effect with the beginning of the 2026-27 school year and implement an equitable, data driven, and more sustainably staffed Crossing Guard Program.

BACKGROUND

The City's Crossing Guard Program currently consists of 27 crossing guard locations, of which 22 are staffed by part-time City employed crossing guards, while the remaining five locations are staffed through contract services provided by All City Management Services, Inc. In FY 2025-26, the Police Department's core operating budget included $212,600 for part-time personnel, providing coverage at 12 crossing guard locations. The City Council also approved a one-time General Fund appropriation of $340,000 for 10 additional locations, covered by part-time employees at a cost of $201,842, and five additional locations, covered by a contract service provider at a cost of $138,158. This funding brought the total number of staffed crossing guard locations to 27 and increased the total General Fund cost of the crossing guard program to $552,600. The annual cost for a single City employed crossing guard is approximately $18,954, compared to an estimated $27,631 for a single contracted crossing guard.

Unfortunately, the City is facing significant budget challenges in Fiscal Year 2026-27 and continues to have difficulty hiring and retaining personnel to cover the 22 employee staffed crossing guard locations. The City currently employs a roster of 24 part-time crossing guards, however at any given time several of the City's employee staffed locations are temporarily vacated due to personal leave or scheduled vacation. As such, the City needs to maintain a roster of several more part time employees than covered spots.

In the event that there is not a standby part time crossing guard available to cover an absence, the Police Department must assign a full-time employee and take that employee away from their normal duties. Between August 2025 and April 2026, there were approximately 675 call-outs, with six to eight call-outs in a single afternoon being common. These staffing shortages place substantial strain

on the Police Department. Initial crossing guard vacancies are filled by Municipal Services Officers, diverting them from their primary responsibilities, such as parking and street sweeping enforcement. Additionally, due to the volume of vacancies, Code Enforcement personnel and sworn Police Officers have also been frequently reassigned to staff crossing guard locations. The City's anticipated staffing roster for the 2026-27 school year is not sufficient to cover the 22 City employee covered locations in 2025-26.

Concurrently, the reliance on contract services has become increasingly difficult and costly. Contract rates have risen every year, with each contracted location costing the City approximately $8,000 more per location than in prior years. In addition, the City has encountered disputed contract terms that further complicate the City's ability to rely on contract services. The persistent staffing shortages, high call out rates, and rising contract expenses demonstrate that the previous budget appropriation is not sustainable and would place substantial and ongoing pressure on the City's General Fund without addressing the underlying challenges in staffing the City's Crossing Guard Program.

To ensure the City's limited resources are allocated effectively and equitably, the Subcommittee applied a data-driven approach for determining future crossing guard placements. Following a comprehensive evaluation of each location, the Subcommittee is recommending the following changes to the City's Crossing Guard Program:

- Maintain at least 1 crossing guard for each school
- Keep or relocate crossing guard(s) to locations with high traffic/need
- Invest in tactical calming measures and visibility code compliance at locations where a crossing guard is recommended to be removed or relocated

With these adjustments, the Subcommittee proposes to reduce the total number of crossing guard locations from 27 to 18. The table below outlines the specific changes to the program by school site:

School Site	**Current Crossing Guard Location(s)**	**Proposed Change(s)**	**Proposed Crossing Guard Location(s)**
Alta Vista	1. Prospect & Camino Real 2. Julia & Knob Hill 3. Julia & Serpentine Prospect & Knob Hill	**Remove (2)** Julia & Serpentine Prospect & Knob Hill	1. Prospect & Camino Real Julia & Knob Hill
Beryl Heights	4. Beryl & Prospect Beryl & Maria	**Remove (1)** Beryl & Prospect	Beryl & Maria
Birney	5. Grant & Aviation Grant & Green	**No changes**	2. Grant & Aviation Grant & Green
Jefferson	6. Flagler & Havemeyer 7. Flagler & Morgan 8. Harkness & Carlson Harkness & Morgan	**Relocate** Flagler & Morgan to Ford & Aviation **Remove (2)** Harkness & Carlson Harkness & Morgan	3. Flagler & Havemeyer Ford & Aviation

Lincoln	9. Rindge & Plant Robinson & Vail	**Relocate** Robinson & Vail to Artesia & Bike Path	4. Rindge & Plant Artesia & Bike Path
Madison	Mackay & Nelson	**No changes**	Mackay & Nelson
Parras	10. Emerald & Lucia Vincent & Lucia	**Remove (1)** Vincent & Lucia	Emerald & Lucia
St Lawrence	Prospect & Ave G	**Remove (1)** Prospect & Ave G	
Tulita	11. Palos Verdes Blvd & Helberta 12. Prospect & Helberta Prospect & Palos Verdes Blvd	**Remove (1)** Prospect & Palos Verdes Blvd	5. Palos Verdes Blvd & Helberta 6. Prospect & Helberta
Washington & Adams	13. Inglewood & 182nd 14. Grant & Felton 15. Inglewood & Ralston 16. Ralston & Lilienthal 17. Ripley & Felton Ripley & Lilienthal	**Remove (1)** Ralston & Lilienthal	7. Inglewood & 182nd 8. Grant & Felton 9. Inglewood & Ralston 10. Ripley & Felton Ripley & Lilienthal
Total Locations	**27**	**(9)**	**18**

At locations where crossing guard locations are proposed for removal, the City would evaluate and consider installing traffic calming measures such as striped curb extensions with or without flexible bollards, or similar tactical school-time curb extensions using cones, subject to staff availability. Where feasible, these measures would help to reduce vehicle speeds, lower turning speeds, shorten pedestrian crossing distances, and enhance visibility and overall safety. In addition, City staff would perform targeted enforcement of existing corner-lot hedge height limits under the Redondo Beach Municipal Code to address and reduce visibility obstructions near intersections. If these measures prove to be successful, the City may consider permanent curb extensions and additional school area traffic safety improvements using funding from a recently awarded Metro Measure M grant.

The Subcommittee presented the proposed modifications at the Redondo Beach Unified School District's monthly principals' convening on April 23, 2026. The goals of the presentation were to engage principals collaboratively, explain the proposed modifications, solicit their feedback, and initiate a joint discussion to develop a communications plan that reflects a shared partnership among the principals, the School District, and the City.

If the City Council approves the proposed recommendations as recommended by the Subcommittee, the fiscal impact would be an estimated annual savings of $174,600. The table below provides a breakdown of the fiscal impact:

Current Crossing Guard ProgramFY 2025-26 BudgetProposed ModificationsProposed Budget			

12 part time personnel (ongoing)	$212,600	18 part time personnel (ongoing)	$378,000
10 part time personnel (one-time)	$201,842		
5 contract personnel	$138,158	Remove	-
Total	**$552,600**		**$378,000**

If the proposed modifications are approved, staff also recommends increasing the Police Department's operating budget to fully fund part time personnel to staff the 18 crossing guard locations. This change would reduce dependence on one-time appropriations and help stabilize program funding moving forward.

COORDINATION

The School Crossing Guard Subcommittee (including Councilmembers Behrendt and Kaluderovic, Assistant to the City Manager Jane Chung, Traffic Engineer Ryan Liu, and Police Captain Brian Long) engaged with the Redondo Beach Unified School District and received input from several principals regarding the proposed modifications. The City Manager's Office coordinated with the City's Traffic Engineer and Police Department in the preparation of this report.

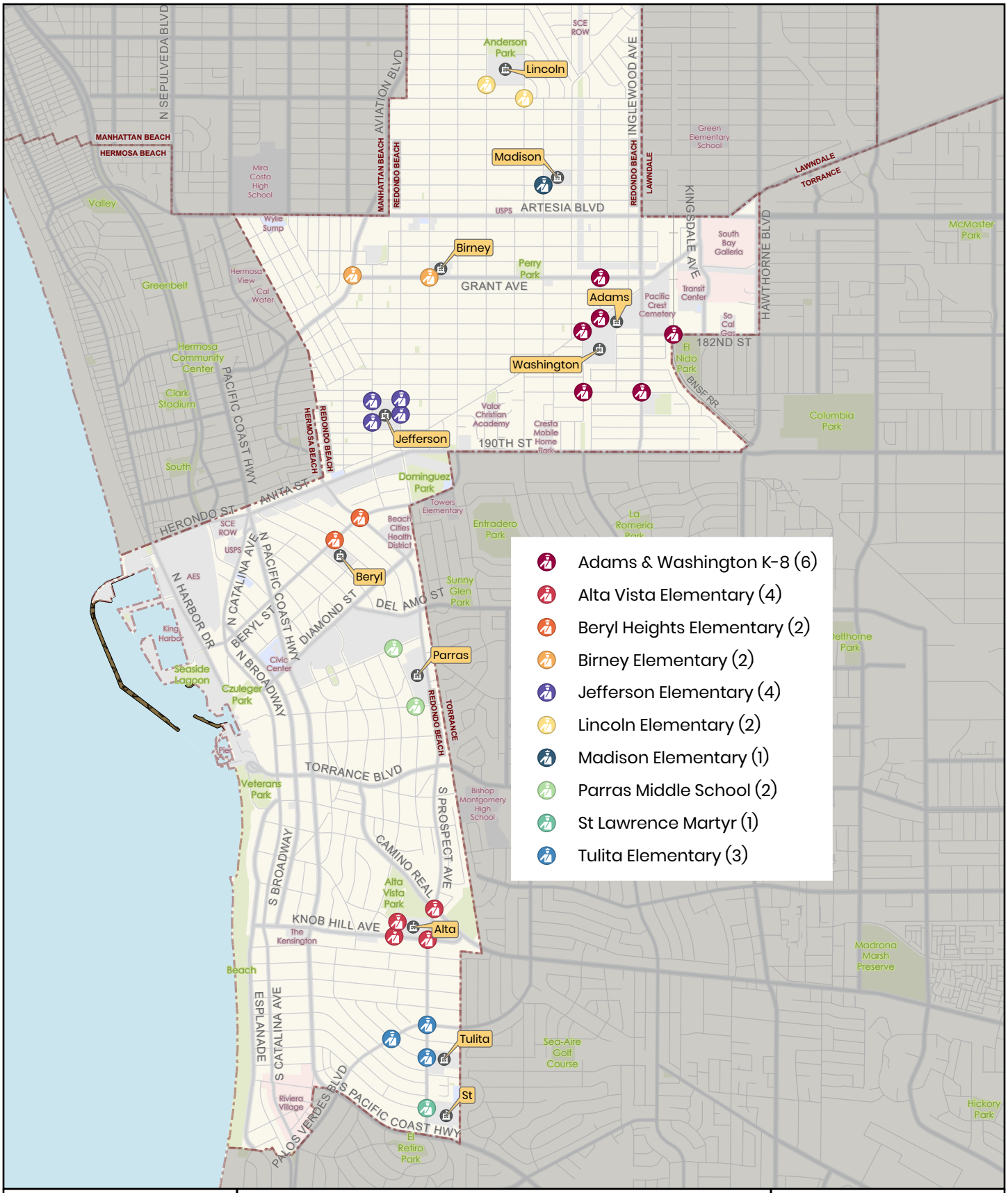
FISCAL IMPACT

Reducing the total number of crossing guard locations from 27 to 18 would result in an estimated annual savings of $174,600.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Map - Current Crossing Guard Locations
- Map - Proposed Crossing Guard Locations



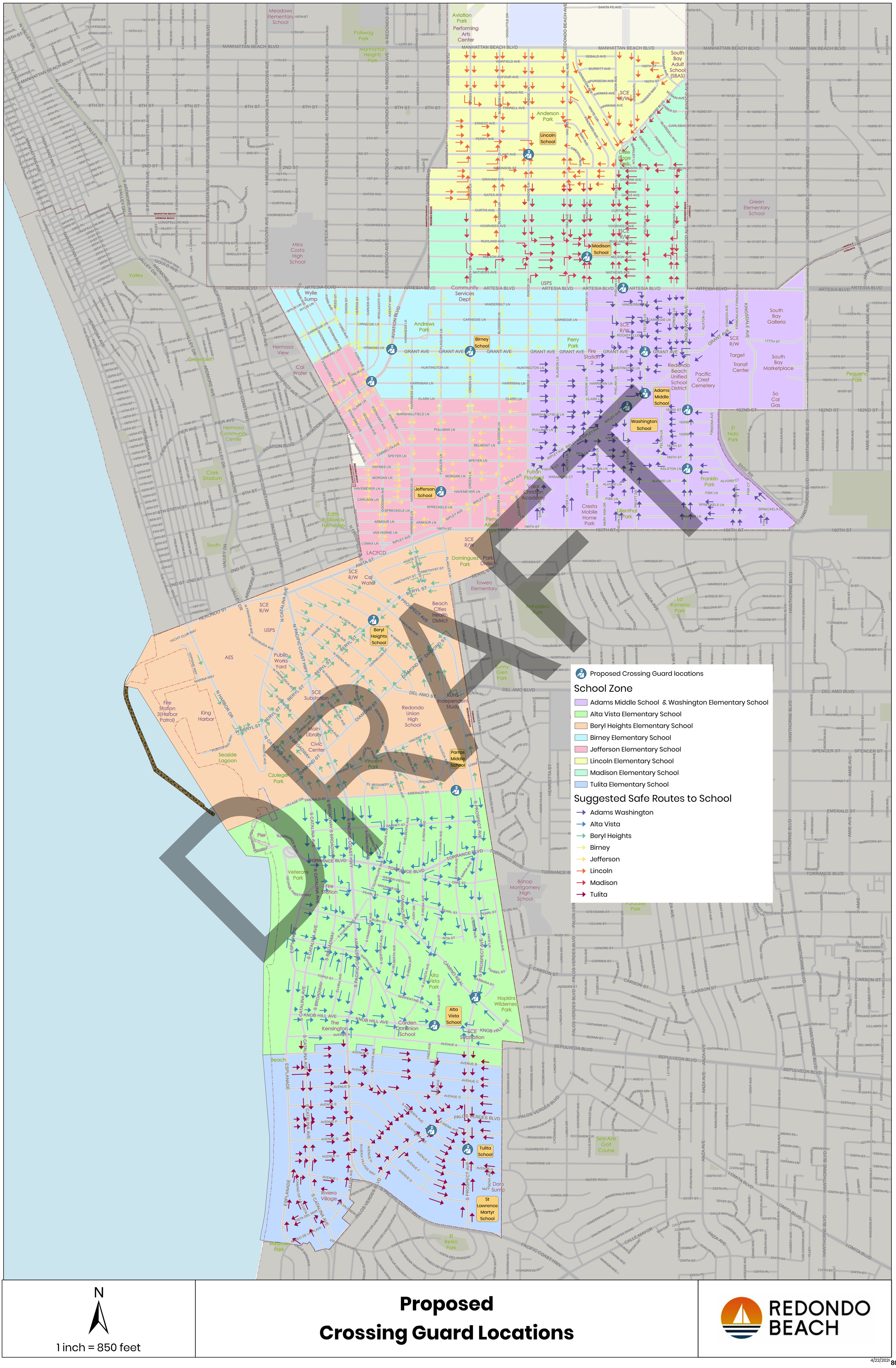
N

1 inch = 3,000 feet

Crossing Guard Locations

REDONDO BEACH

3/17/2026


Proposed Crossing Guard locations
School Zone
Adams Middle School & Washington Elementary School
Alta Vista Elementary School
Beryl Heights Elementary School
Birney Elementary School
Jefferson Elementary School
Lincoln Elementary School
Madison Elementary School
Tulita Elementary School
Suggested Safe Routes to School
Adams Washington
Alta Vista
Beryl Heights
Birney
Jefferson
Lincoln
Madison
Tulita
Meadows Elementary School
Aviation Park
Performing Arts Center
Polliwog Park
Manhattan Heights Park
South Bay Adult School (SBAS)
Anderson Park
Lincoln School
Dale Page Park
Madison School
Green Elementary School
Mira Costa High School
Community Services Dept
USPS
Wylie Sump
Andrews Park
Birney School
Perry Park
Fire Station 2
Redondo Beach Unified School District
Pacific Crest Cemetery
Adams Middle School
Washington School
South Bay Galleria
Target
Transit Center
South Bay Marketplace
So Cal Gas
Hermosa View
Cal Water
Greenbelt
Hermosa Community Center
Clark Stadium
Edith Rodaway Friendship
Jefferson School
Fulton Playfield
Valor Christian Academy
Cresta Mobile Home Park
Lilienthal Park
Franklin Park
El Nido Park
Perry Allison Park
Dominguez Parks Division
Towers Elementary
Entradero Park
La Romeria Park
Beach Cities Health District
Beryl Heights School
Public Works Yard
AES
SCE Substation
Fire Station 3(Harbor Patrol)
King Harbor
Redondo Union High School
RUHS Independent Study
Main Library
Civic Center
Seaside Lagoon
Vincent Park
Parras Middle School
Czuleger Park
Sunny Glen Park
Hopkins Wilderness Park
Alta Vista Park
Alta Vista School
Garden Dominion School
The Kensington
Bishop Montgomery High School
Parkside Park
Tulita School
St Lawrence Martyr School
Riviera Village
Veterans Park
Fire Station 1
Pier
Miramar Park
El Retiro Park
Sea-Aire Golf Course
Doris Sump
1 inch = 850 feet
Proposed
Crossing Guard Locations
REDONDO BEACH
4/22/2021
809

Administrative Report

N.2., **File #** 26-0405 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING THE SECOND AMENDMENT TO THE AGREEMENT WITH ARAKELIAN ENTERPRISES, INC. DBA ATHENS SERVICES

APPROVE THE DRAFT TERMS OF THE AGREEMENT AND DIRECT STAFF TO PREPARE THE CONTRACT FOR FINAL APPROVAL AND EXECUTION FOLLOWING CONCLUSION OF THE MAY 19, 2026 PUBLIC HEARING TO CONSIDER REFUSE RATE ADJUSTMENTS

EXECUTIVE SUMMARY

The City's solid waste hauler, Arakelian Enterprises, Inc., DBA Athens Services (Athens), has proposed a second amendment to its franchise hauling agreement with the City. An outline of the proposed changes and the impact on service rates was presented to the City Council on January 20, 2026. On March 17, 2026, the City Council further reviewed the proposed changes including the bundling of services for multi-family and commercial customers and a reclassifying of larger multifamily properties to have their services provided commensurate with commercial properties. Following the review, and with the updated rate structure settled, the City Council directed staff to move forward with negotiations on terms of a second amendment to the Athens Agreement, initiate a Proposition 218 process, and return with a draft second amendment for Council review and discussion. Terms of the draft second amendment have been negotiated and agreed to by City staff (both admin and legal) and Athens' personnel, including their board of directors.

In connection with the proposed revised refuse rate structure, the City Council authorized staff to initiate a Proposition 218 process and set May 19, 2026 as the date of the public hearing for consideration of the new maximum solid waste refuse rates and fees. If a majority protest does not exist at that time, the City Council may then formally consider approval of the second amendment, including implementation of the new rates and fees on the effective date. This item provides Council with an opportunity to review the draft second amendment and proposed changes to terms in advance of the May 19, 2026 Public Hearing.

BACKGROUND

As reviewed by City Council on March 17, 2026, the proposed second amendment would replace the existing refuse rate structure (Appendix E) with a new rate schedule for multi-family and commercial customers, aligned with an updated service model and changes to the regulatory environment surrounding the State's solid waste initiatives. There is no proposed change to the residential rate structure. The amendment expands the bundled service approach-currently used for residential

customers-to include multi-family and commercial accounts, establishing standardized service levels and container configurations. All customers throughout the City would receive three-stream service (trash, recycling and organics) to be in compliance with State mandates (CalRecycle). In addition, multi-family properties with five or more units would be reclassified as commercial customers and billed under the commercial rate structure. There would be no change to the bulky-item pick-up program which would remain available free of charge for all City residents (4 items weekly). The amendment also shifts responsibility for determining appropriate service levels-including container size, type, frequency, and quantity-from the customer to the contractor after consultation with the customer, subject to City review and reasonable disapproval. The amendment also considers State mandates for enforcement of laws related to contamination of waste streams by customers, and methodologies for implementation.

It was noted that, while some customers proposed for reclassification would see rate increases, the City, on balance, would still benefit from average rates across all classifications that are at or below market norms in the area. A benefit from the reclassification would be to further incentivize customers to adopt disposal practices that help the City meet its recycling compliance requirements issued by the State.

City Council directed staff to continue negotiations with Athens Services on the additional proposed terms to the second amendment. The draft second amendment and changes to appendices are attached to this report. Key proposed changes to terms are as follows:

1. **Term of the Agreement:** Proposes a term for second amendment effective July 1, 2026 and expiring June 30, 2036 (an 8-year extension over the current term that is set to expire on June 30, 2028) with an option for the City to grant two five-year extensions.

2. **Transformation Target Removed:** Waste “transformation” services (e.g., converting trash to energy) are no longer available locally and no longer count as recycling/diversion tonnage under State rules. The requirement to divert waste by transformation, which was essentially 25% of prior years’ diversion requirement, is deleted.

3. **Diversion Requirement:** The numerical Diversion Requirement of 75% (no longer attainable with the now removed transformation requirement) is eliminated and replaced with narrative requirements described as City-wide “implementation of programs designed to achieve diversion” as required by the State, including non-hauler waste. Athens’ responsibility for meeting diversion compliance would expand beyond waste that only they haul and would be defined by a standard inclusive of programming beyond the 50% State diversion requirement.

4. **Roll-Off; Scope of Franchise:** Inclusion of exclusive roll-off and temporary bin services in franchise agreement following a five-year notice period, including new cost recovery City fees (of 13.4%) for program implementation. The roll-off rate consists of two components: 1) the pull rate or service component determined by Athens, and 2) the disposal/processing component based on fees charged by landfills/receiving facilities. Athens proposed pull rate is $450 initially, to be adjusted by the approved methodology (CPI Less Food and Energy) outlined in Appendix B. The disposal/processing per ton rate is proposed to be set at market rate at the time of service. If approved, staff would notice the hauler community by July 1, 2026 that a five-year wind down period has commenced. The roll-off and temporary bin exclusivity would go into effect after the 5-year noticing period, no sooner than July 1, 2031.

Limitations to Scope (Section 4.3 (i) and (j)) are modified to reflect this inclusion of new franchise rights. Exclusivity of roll-off and temporary bin services would help the City with its administrative burden in reporting waste hauling data to the State.

5. **Scout Service Rates:** Introduction of scout fees for vehicular pushing or rolling of bins to point of collection is proposed at $35 per month initially for one bin per week. Scout fees would be charged to stage trash bins only, with no charges made to other streams requiring scout service. The monthly rate would adjust annually per Appendix B. It is likely some customers would reconsider their need for scout service, currently offered without charge, which would contribute to the "right sizing" of container by stream, potentially enhancing the City's compliance with diversion requirements.

6. **Senate Bill (SB) 1383 Program:** Replace Appendix I with new Appendix I. The new Appendix I features:
    - Elimination of two-stream service, where still in operation, and replaces with three-stream service (trash, recycling and organics).
    - Change use of Contractor Organic Contamination Fee to Contamination Clean-up Fee for recycling and organics streams to be charged for each contaminated container occurrence per a revised contamination clean-up fee process. This is a precursor to mandated enforcement by the City as adopted in Redondo Beach Municipal Code.
    - Elimination of a Contractor requirement to process all trash to recover recyclables prior to landfilling to divert a minimum of 8.5% of solid waste collected from residential refuse carts.
    - Revision and confirmation of Contractor responsibilities to meet State solid waste and recycling requirements including but not limited to SB 1383 on behalf of City. This includes confirmation of Athens responsibility to make all necessary and CalRecycle eligible purchases to fulfil the City's SB 1383 Procurement and Recovered Organic Waste (PROW) targets. This has a financial benefit to the City in terms of dollars saved in making required purchases and streamlined processes for City staff. In 2024 and 2025, Athens procured over 3,000 tons of compost a year, meeting the City's PROW targets.

7. **Encroachment Recovery Fee:** Introduction of this fee as a charge for hauler's unique use and encroachment upon City property and public rights-of-way, and to recover the City's reasonable costs attributable to the Contractor's use and encroachment upon City property and public rights-of-way, in connection with the provision of collection services. The cost-based fee shall be calculated by the City prior to the end of six months from the effective date of second amendment and be retroactive to the effective date. This fee is introduced as a payment to the City but is already included in the rates provided in Appendix E and would not be separately billed to the customers.

As directed, Staff have negotiated with Athens to achieve terms favorable to the City and residential and commercial customers for the proposed second amendment. Staff plans to return to Council on May 19, 2026 for a Prop 218 Public Hearing and formal consideration of the finalized second amendment. If approved, the revised maximum rates (attached) are proposed to be effective July 1, 2026 and include the annual adjustment (4.63% increase for FY 2026-27) using the methodology previously authorized in the Agreement.

COORDINATION

Negotiation of these terms has been coordinated between the Public Works Department, the City Attorney's Office and outside counsel. The Agreement has been approved as to form by the City Attorney.

FISCAL IMPACT

There are no significant direct fiscal expenditure impacts to the City associated with the proposed second amendment. There would be future costs associated with the purchase and installation of City waste receptacles across the City to accommodate trash and recycling streams, and with the collection of organic materials from the Pier facility. These increased costs would be covered by grants and, per the second amendment, a slight increase in revenues associated with the City Administrative and Assembly Bill (AB) 939 solid waste fees, collected with the hauler fees to cover the costs of solid waste programs and services.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS

- Agmt -Second Amendment to the Agreement with Arakelian Enterprises, Inc.
- Agmt -Second Amendment Appendices to the Agreement with Arakelian Enterprises, Inc.
- Agmt -First Amendment to the Agreement with Arakelian Enterprises, Inc., June 18, 2019
- Agmt - Original Agreement with Arakelian Enterprises, Inc.

SECOND AMENDMENT TO
SOLID WASTE HANDLING SERVICES AGREEMENT
BETWEEN THE
CITY OF REDONDO BEACH AND ARAKELIAN ENTERPRISES, INC.

THIS SECOND AMENDMENT TO THE SOLID WASTE HANDLING SERVICES AGREEMENT ("Second Amendment") between the City of Redondo Beach ("City") and Arakelian Enterprises, Inc. dba Athens Services (hereinafter "Contractor" or "Athens") is made and entered so as to be effective as of July 1, 2026. City and Contractor may hereinafter be individually referred to as "Party" or collectively as the "Parties."

RECITALS

WHEREAS, City and Athens entered that certain Solid Waste Handling Services Agreement effective as of July 1, 2011, and thereafter executed that certain First Amendment to the Solid Waste Handling Services Agreement on July 1, 2019 (collectively, "Agreement");

WHEREAS, City and Contractor are mindful of the provisions of the laws governing the safe collection, transport, recycling, and Disposal of Solid Waste;

WHEREAS, City and Contractor further desire to confirm that Contractor has agreed, as part of this Agreement, to provide such services as are necessary or desirable to ensure City complies with the applicable laws, including the requirements of SB 1383; and

WHEREAS, the City determines that it is in the best interest of the City to implement the changes pertaining to the provision of services as specified in this Second Amendment.

NOW, THEREFORE, in consideration of the promises and covenants contained herein, the above recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree to amend the Agreement as follows:

TERMS

1. **Amendment Definitions.** Unless otherwise specified, all capitalized terms in this Amendment shall refer to those defined terms specified in Chapter 5-2, Article 8 (Mandatory Organic Waste Disposal Reduction) of the Redondo Beach Municipal Code ("SB 1383 Ordinance") and 14 California Code of Regulations Section 18982. In the event of a conflict between a definition in this Amendment and a definition in 14 California Code of Regulations Section 18982, the definition in Section 18982 shall control.

2. **References to "Green Waste."** All references to "Green Waste," "Organics," and "Organic Waste" in the Agreement shall mean "Organic Waste" as defined in the SB 1383 Ordinance, except references to "Green Waste" in Sections 1.48, 1.63A, and 4.3(c).

3. **Limitations to Scope.** Upon commencement of exclusive Roll-off Box Service pursuant to Section 4.1.3, Section 4.3.i and 4.3.j of the Agreement will thenceforth be deleted in their entirety and Section 4.3 i will be replaced with the following and Section 4.3.j will no longer be used:

> i) Construction and Demolition Waste not collected in a Roll-off Box, Temporary Bin, or Compactor Roll-Off Box;

WORKING DRAFT

4. **Roll-off; Scope of Franchise.** A new Section 4.1.3 is hereby added to the Agreement as follows:

4.1.3 Exclusive Roll-off and Temporary Bin Services

In accordance with Section 4.1.1, City hereby grants to Contractor, and Contractor hereby accepts from City, the contract and privilege, on the terms and conditions set forth herein to the Contractor for the service in the City of Collecting, transporting, handling and disposing of: (i) Solid Waste deposited in Roll-off Boxes, Compactors, or similar Containers, and (ii) temporary Bin Service using Rent-a-Bins or similar Containers provided to Customers upon request. Notwithstanding the foregoing, the City at the earliest date permissible in compliance with Public Resources Code Section 49520, shall grant the Contractor the exclusive right and privilege to provide the services specified hereunder. If the City has not done so, City shall, no later than July 1, 2026, issue notice concerning exclusivity hereunder in compliance with Public Resources Code Section 49520.

5. **Current Classifications; Bundled Service.** Sections 5.2, 5.3.1 and 5.3.2 of the Agreement are hereby deleted in their entirety and replaced with the following:

5.3 Classifications for Bundled Collection Services

5.3.1 Default Service Types

The following default service types apply: (i) residential dwellings of three (3) units or less shall receive Cart service by default and (ii) all other Customers shall receive Bin service. Further, Customers shall receive default bundled Collection service at least once per week as follows: (i) Cart service shall include one (1) 96-gallon Refuse Cart; one (1) 96-gallon Recycling Cart; and one (1) 96-gallon Organic Waste Cart, with Customers eligible to request additional Carts for all streams at no additional cost; (ii) Bin service shall include one (1) 3-cubic-yard Refuse Bin, one (1) 96-gallon Recycling Cart; one (1) 64-gallon Organic Waste Cart (or, as applicable, two (2) 35-gallon Organic Waste Carts). The foregoing shall apply unless approved for alternative service under Section 5.3.2.

5.3.2 Changes in Classification

Except as otherwise specified in this Agreement and after consultation with the Customer, Contractor shall determine the appropriate service type and Container size, type, frequency, and quantity for each Customer subject to reasonable disapproval of City. If the Contractor's determination of appropriate service type is disputed by the Customer, the Customer and Contractor shall

WORKING DRAFT

submit sufficient evidence to the City in support of their respective position. The Public Works Director will consult with the Customer and Contractor and make a determination within forty-five (45) calendar days for any dispute associated with the initial roll-out of Containers effective July 1, 2026, and thereafter, within fifteen (15) calendar days of receipt of Customer and Contractor's evidence as to the service type to be provided. If the Public Works Director does not issue a determination within the time provided herein, Contractor's determination of the appropriate service type shall be deemed approved. Notwithstanding the foregoing, Customer Container size, type, frequency, and quantity must be sufficient to comply with Applicable Law at the appropriate service level and approved rate sheet and such that no Solid Waste is placed outside the Collection Container.

Costs associated with other Container selections are detailed in Appendix E.

6. **Overfilled Containers.** Section 5.4.5 of the Agreement is deleted in its entirety and replaced with the following:

5.4.5 Overfilled Containers (Except Residential Carts)

Except for Residential Carts, any Container may be considered overfilled if Solid Waste rises above the top of the Container sufficiently that it is likely to result in (i) materials spilling/dislodging during Collection activity by Contractor's vehicles or (ii) if excess material is placed on top of or around a Container. Bin Customers and Commercial Cart Customers that regularly produce more Solid Waste than their current level of service can accommodate may have their service level increased in accordance with the following procedure:

First Incident in Three Month Period - If more material is placed for Collection than fits in a Bin or Commercial Cart, Contractor shall photograph the overfilled Container, Collect the Solid Waste, and send to the Customer (at both the service and billing addresses) the picture and a letter instructing the Customer that further instances may result in an increase in the level of service. This is considered the first warning (provided photograph is obtained and delivered). Contractor may not charge the Container Overflow Fee in the Approved Rate Schedule for the first overfill incident.

Second Incident in Three Month Period - Upon the second event of an overfilled Bin or Commercial Cart in a three-month period, Contractor shall photograph the overfilled Container, Collect the Solid Waste, and send to the Customer the picture and a letter instructing that a third incident in that same three-month period may result in an increase in the level of service. This is the second warning. Contractor may charge the Container Overflow Fee in the

WORKING DRAFT

Approved Rate Schedule.

Third Incident in Three Month Period - Upon the third event of an overfilled Bin or Commercial Cart in a three-month period, Contractor shall photograph the overfilled Container, Collect the Solid Waste, and send to the Customer the picture and a letter notifying the Customer of a recommended increase in service level, as determined by the Contractor, to accommodate the higher demand for service. The notification letter shall include a statement that the pending change in service may be disputed by notifying the Contractor and City in writing of such dispute within seven days of receipt of the letter. The Contractor shall send a copy of any such notification letter to the City on the same day it is sent to the Customer. Contractor may also charge the Container Overflow Fee in the Approved Rate Schedule.

If a Customer disputes such fee(s) or service change, then Contractor shall temporarily halt the charge and/or increased rate resulting from increasing the Collection Container size or Collection frequency until the dispute is resolved, and Contractor may request a ruling by the Public Works Director to resolve the dispute. During the pendency of any dispute, Contractor shall restore Container size or Collection frequency to the prior levels. A request by Contractor to the Public Works Director to rule on any such dispute must be filed within ten (10) days of Contractor's halting of the fee charge, or increased rate, and must include written documentation and/or photographic evidence of ongoing problems. Within ten (10) days thereafter, the Public Works Director or their designee, shall request a meeting (in person or by phone) with both the Customer and Contractor to resolve the dispute. Following such a meeting, the Public Works Director or their designee, shall rule on the dispute within ten (10) days. If the Public Works Director or their designee rules in favor of the Customer, Contractor must credit the paid fees or rate increases arising from a change in service. If the Public Works Director or their designee rules in favor of Contractor, Contractor may charge Customer any temporarily halted charges and/or increased rates resulting from changes in service.

A list of all Customers assessed Container Overflow Fees will be provided monthly by the Contractor to the City. Upon request, the Contractor will provide the City, within 10 days, all written documentation and/or photographic evidence associated with overfilled Container violations and fees.

7. **Roll-off Box Service.** Upon commencement of exclusive Roll-off Box Service pursuant to Section 4.1.3, Section 5.4.6 of the Agreement will thenceforth be deleted in its entirety and replaced with the following:

5.4.6 Roll-off Box Service

WORKING DRAFT

The provision of service using Roll-off Boxes will be included under this exclusive franchise, as specified in Section 4.1.3. For the avoidance of doubt, the provision of such service is required for City-owned or controlled facilities without charge as specified in Section 5.15. The provision of services to all other Customers shall be subject to the applicable rates set forth in Appendix E, as adjusted annually by the terms set forth in Appendix B for Roll-off Boxes; provided, however, City Administration fees shall not be charged in connection with such services until Contractor retains an exclusive franchise for such Roll-off Box services, as specified in Section 4.1.3. All applicable Permit fees detailed in RBMC §5-2.112 will continue to be paid until the Contractor retains an exclusive franchise for these services. Notwithstanding any provision in this Agreement to the contrary, if Contractor cannot or does not deliver a temporary Roll-off Box to a Customer within two (2) business days, excluding Saturdays, Sundays and holidays, from the request for service, Customer may, on a one-time basis, request a temporary Roll-off Box from another company that can provide the service.

8. **Temporary Bin Service.** Section 5.4.7 of the Agreement is hereby deleted in its entirety and replaced with the following:

5.4.7 Temporary Bin Service – "Rent-a-Bin"

Contractor shall provide exclusive (as specified in Section 4.1.3) temporary Bin Service using Rent-a-Bins or similar Containers provided to Customers upon request. Contractor must deliver a temporary Bin to a Customer within twenty-four (24) hours of request (Saturdays, Sundays and holidays excluded). Notwithstanding any provision in this Agreement to the contrary, if Contractor cannot or does not deliver a temporary Bin within the time specified herein, Customer may, on a one-time basis, request a temporary Bin from another company that can provide the service. Maximum rates for temporary Bin Service are listed in the Approved Rate Schedule. Per pull fee includes service, transportation, Disposal, delivery and rental for seven days. Contractor may charge a daily rental fee for each day beyond seven days in which a Bin is not serviced, in accordance with the Approved Rate Schedule.

9. **Scout Service Rates.** Section 5.4.8 of the Agreement is hereby deleted in its entirety and replaced with the following:

5.4.8 Bin Pushout/Scout Service

Contractor may not charge a fee for pushing or rolling Bins to point of Collection.

Contractor may charge a fee for the use of scout vehicles to position Bins for Collection. Use of scout vehicles shall be determined by election of the Customer or as determined to be necessary by the

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Contractor to meet service and safety requirements. Disputes over need for scout service shall be subject to the process described in Section 5.3.2. Use of scout vehicles to position Recycling and Organic Waste Bins shall be done without charge to the Customer. Contractor's provision of service hereunder shall be subject to the Approved Rate Schedule set forth in Appendix E, as adjusted annually by the terms set forth in Appendix B.

If Contractor must place a Bin in the public right of way to facilitate Collection, Contractor shall not permit the Bin to remain in the public right of way longer than four (4) hours. If the Bin is stored under a chute for Solid Waste Collection, the Bin must be serviced and returned immediately.

10. **Elimination of Residential Two-Cart Pilot Collection Program.** Section 5.4.11 is hereby deleted in its entirety.

11. **Mandatory Recyclables Collection for Residential Bin and Commercial Customers.** Section 5.5.3 of the Agreement is hereby deleted in its entirety and replaced with the following:

5.5.3 Recyclables Collection for Residential Bin and Commercial Customers

Contractor shall provide Recycling Collection service to all Residential Bin and Commercial Customers in accordance with Section 5.3. Recycling Collection programs shall be made available at a minimum for the same materials as included above in Section 5.5.1 for the Residential Cart Customer program. Contractor's provision of service hereunder shall be subject to the Approved Rate Schedule set forth in Appendix E, as adjusted annually by the terms set forth in Appendix B.

12. **Diversion Requirement.** Sections 5.5.4 through 5.5.6 of the Agreement, and each subpart therein, are hereby deleted in their entirety and replaced as set forth below. Further, the reference to Section 5.5.6 in Section 11.5 of the Agreement shall be deleted and replaced with "Section 5.5.4."

5.5.4 Diversion Requirement

During each calendar year of the Term, Contractor shall implement programs reasonably designed to achieve the following diversion requirements: (i) a minimum diversion from Disposal, as specified in Public Resources Code § 41780(a)(2), of all Solid Waste generated in the City, inclusive of Recyclable Materials, Organic Waste, and all other known or typical waste streams generated in the City, including but not limited to self-hauling, hauling by privately contracted landscaping, tree and/or yard service firms, City projects, street sweeping, beaches, hauling by public volunteer activities and special public events, and (ii) a minimum diversion of sixty-five percent (65%) of all Construction and Demolition Waste

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collected by Contractor (collectively, the "Diversion Requirements"); provided, Contractor's obligations hereunder will not extend to any loss, cost, liability, fine, penalty, damage, action, suit, duty, obligation, requirement, nonperformance, or noncompliance relating to, arising or resulting from: (i) acts or omissions constituting the negligence, willful misconduct, material breach of this Agreement, or violation of law on the part of City, its officers or employees in connection with the City's Diversion Requirements; (ii) the acts or omissions of third parties, including without limitation the negligence, willful misconduct, or violation of law of such third parties; and/or (iii) as limited by Public Resources Code Section 40059.1.

5.5.5 Corrective Action

If City fails to comply with the Diversion Requirement due to Contractor's failure to implement the Diversion and public education programs provided for in this Agreement, Contractor must submit a corrective action plan to assist City to comply with the Diversion Requirement by March 15th following the year the Diversion Requirement was not met. Contractor's corrective action plan is subject to approval by the City, which shall not be unreasonably denied, and to be approved by City, must constitute a good faith corrective action plan to allow City to comply with the Diversion Requirement. Implementation of the corrective action plan will be at Contractor's sole cost and expense. If Contractor fails to submit or implement a corrective action plan acceptable to the City, Contractor may be subject to Liquidated Damages as specified in Section 10.4.B.22.

5.5.6 New Diversion Requirements

If Contractor fails to comply with the Diversion Requirement, and Contractor has implemented all diversion programs required under this Agreement, the City may direct Contractor to modify its programs or implement new diversion programs. Any such modification of Contractor's existing diversion programs or addition of new diversion programs done at the City's request shall be subject to Section 5.18 and each applicable subpart therein including where such request is due to or arises from a Change in Law.

13. **Organic Waste Collection for Residential Bin and Commercial Customers.** Section 5.6.4 of the Agreement is hereby deleted in its entirety and replaced with the following:

5.6.4 Organic Waste Collection for Residential Bin and Commercial Customers

Contractor shall provide Organic Waste Collection service to all Residential Bin and Commercial Customers in accordance with Section 5.3. Organic Waste Collection programs shall be made

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available for Organic Waste as defined in Section 1.63A and limited by Appendix I.1. Contractor's provision of service hereunder shall be subject to the Approved Rate Schedule set forth in Appendix E, as adjusted annually by the terms set forth in Appendix B.

14. **SB 1383 Program.** A new Section 5.6.7 of the Agreement is hereby added to the Agreement as set forth below. Further, Appendix I is also hereby deleted and replaced with a new Appendix I to the Agreement, as provided in Attachment 2 to this Amendment, and incorporated herein by reference.

5.6.7 SB 1383 Program

Contractor's Collection, transportation, and processing of source separated Refuse, Recyclable Materials, and Organic Waste generated at Customer Premises shall be conducted in accordance with the SB 1383 program specified in Appendix I.

15. **Confirmation of No Change to Residential Bulky Waste Collection.** For the avoidance of doubt, Section 5.7.1 remains unchanged. Contractor shall continue to provide Bulky Waste Collection service at no additional charge to (i) all Residential Dwelling Units, inclusive of Cart and Bin Residential Customers, and (ii) all Multi-Family Customers. To provide for Bulky Waste Collection for the City's "live aboard marina community" and Pier tenants, Contractor shall continue to provide Bulky Waste waterside pick-up service twice per year at the Pier at no additional charge to the City.

16. **Recordkeeping (Roll-off).** Sections 7.2.3(b), 7.3.2(a), 7.3.3(a)-(c), 9.3.1, and Appendix H at Section H.4 of the Agreement are hereby amended to include references to Roll-off Boxes in addition to the existing references to City Roll-off Boxes. In each of these sections, any occurrence of "City Roll-off Box" or "Roll Boxes at City Facilities" is revised to "City Roll-off Box(es) and/or Roll-off Box(es)" so that the Contractor's reporting obligations and service descriptions encompass Roll-off container services for non-City customers as well as those for the City.

17. **Approved Facilities.** Sections 8.2, 8.3, and 8.4 of the Agreement are hereby deleted in their entirety and replaced with the following:

8.2 Transportation of Solid Waste to Facilities

Contractor shall transport all Solid Waste that is Collected in the City to a lawfully permitted Transfer Station, MRF, processing Facility, or Disposal Facility. Source separated Organic Waste shall be transported to and processed at an Organic Waste Processing Facility. All other properly deposited Solid Waste shall be transported to a Facility which shall divert materials into Recyclable Materials that can be processed for recovery, and/or a Facility for Solid Waste for Disposal at a landfill. For the avoidance of doubt, Contractor shall not be required to transport source separated Refuse to a MRF or other processing Facility prior to landfilling except to the extent required by Applicable Law.

Contractor shall cooperate with the operator of any Facility it uses with regard to operations therein, including, for example, complying

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with directions from the operator to unload Collection vehicles in designated areas, accommodating to maintenance operations and construction of new facilities, cooperating with its Hazardous Waste exclusion program, and so forth. Contractor will assist the City in obtaining invoice tonnage data from the Facility as City may request for audits.

8.3 Facility Selection

Contractor shall determine the Facilities utilized under this Agreement subject to change by City in the event of public health or safety emergencies or as otherwise required by City in accordance with Sections 8.10 and 8.12. The Contractor shall notify the City in writing each year on or before each July 1st to identify all the facilities to which the Contractor will transport Solid Waste. The Contractor will notify the City during the year if there is an addition to the list of facilities used. For those Facilities it operates, Contractor will permit visitation by City upon reasonable advance notice during normal operating hours.

18. **Capacity Guarantee.** Section 8.6 of the Agreement is hereby deleted in its entirety and replaced with the following:

8.6 Facility Capacity Guarantee

Contractor shall guarantee capacity at Contractor-selected Facilities for all Refuse, Recyclable Materials, Organic Waste, and Construction and Demolition Waste Collected by Contractor during the term of this Agreement.

19. **Cart Color and Appearance.** Section 9.3.2.C of the Agreement is hereby deleted in its entirety and replaced with the following:

C. Cart Color and Appearance

The Refuse, Recycling and Organic Waste Carts will be differentiated by color, respectively gray, blue and green. All replacement Carts must match the color currently in distribution. Contractor may request to be permitted to use an alternative shade when it replaces Refuse, Recycling, and Organic Waste Carts throughout the City; however, City is not obligated to approve any change. The colors shall be colorfast and resistant to fading as a result of weathering or ultraviolet degradation. Color must be approved in advance by the City. Cart and Cart lid colors shall be consistent throughout the City.

20. **Roll-off Boxes.** Section 9.3.5 of the Agreement is hereby deleted in its entirety and replaced with the following:

9.3.5 Roll-off Boxes

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Contractor shall provide sufficient Roll-off Boxes to meet service demands in the City throughout the Term of the Agreement, except to the extent Contractor is unable to deliver a Roll-off Box as set forth in Section 5.4.6. Contractor will keep all Roll-off Boxes clean, free from graffiti and equipped with reflectors. Contractor shall properly cover all open Roll-off Boxes during transport as required by the State Vehicle Code. City may request Contractor to replace Roll-off Boxes (excluding compactor Roll-off Box) currently in use due to the condition of these Containers.

21. **Liquidated Damages (Diversion).** Sections 10.4.B.22 and 10.4.B.23 of the Agreement are hereby deleted in their entirety and replaced with the following:

(22) For each business day Contractor fails to submit or implement a corrective action plan acceptable to the City in accordance with Section 5.5.5 of this Agreement:

$25 for each day until the corrective action is approved plus $25 per ton below the tonnage level necessary to satisfy the Diversion Requirement in accordance with Section 5.5.4.

(23) Intentionally omitted.

22. **Faithful Performance Bond.** The value of the Performance Bond required by Section 11.1 shall be increased to the sum of $500,000.

23. **Faithful Performance Letter of Credit.** Sections 11.2 and 11.4 of the Agreement are hereby deleted in their entirety. In addition, all references to “letter of credit” in Sections 11.5, 13.3.1(E), and Appendix B Section B.1 are hereby deleted from the Agreement.

24. **Customer Billing. First paragraph of** Section 12.1 of the Agreement, excluding subparts 12.1.1 through 12.1.4, is hereby deleted in its entirety and replaced with the following:

12.1 Customer Billing and Contractor Compensation

City shall pay to the Contractor a monthly payment for the Solid Waste Handling Services provided by the Contractor hereunder to Residential Cart Customers Billed on the property tax roll the "Residential Service Contractor Payment", which shall be computed in accordance with the provisions of this Article and may be adjusted from time to time as provided in this Agreement. Multi-Family Building Customers of four (4) units or less shall be billed by and paid to Contractor in accordance with Section 12.1.3.2. Notwithstanding the foregoing, all Multi-Family Buildings of five (5) or more units and Commercial Customers shall be billed by and paid to Contractor in accordance with Section 12.1.3.1. Compensation described under this Section 12.1 constitutes the entire compensation of the Contractor for the Solid Waste Handling Services. The Contractor waives any right it has or may have at any time during the Term of

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this Agreement to seek to have the monthly Residential Service Contractor Payment or other fees increased under any theory of fact or law by any Governmental Body, except other than as provided for in this Agreement.

25. **Roll-off Billing.** A new Section 12.1.5 is hereby added to the Agreement as follows:

12.1.5 Roll-off Customers Billing

The Contractor shall render a statement (a "Roll-off Service Statement") to each Service Recipient receiving Roll-off Service from Contractor. Such Roll-off Service Statement shall be provided to Service Recipients no later than thirty (30) days following each service event. Any amounts due to Contractor shall be paid within fifteen (15) days of the date of the Roll-off Billing Statement. The Contractor shall be responsible for determining and maintaining the Service Recipient name, service address, billing address and all other pertinent customer account data. The Contractor affirms that Roll-off Box services provided to Service Recipients are provided at Contractor's own risk. The City shall in no way be responsible to pay for amounts due from a Service Recipient but unable to be collected by the Contractor. For the avoidance of doubt, all Service Recipients receiving Roll-off Service shall be treated as Commercial Service Recipients for purposes of Section 12.3.

26. **Solid Waste Vehicle Road Impact Fee; Encroachment Recovery Fee.** Section 12.4.1.4 of the Agreement is hereby deleted in its entirety and replaced with the following:

12.4.1.4 Encroachment Recovery Fee

Contractor shall pay to the City an Encroachment Recovery Fee. This fee is intended as a charge for Contractor's unique use and encroachment upon City property and public rights-of-way, and to recover the City's reasonable costs attributable to the Contractor's use and encroachment upon City property and public rights-of-way, in connection with the provision of Collection services. Such unique use and recoverable costs include, without limitation: (i) providing parking, fueling, and maintenance areas in the City's yard for three street sweepers; (ii) encroachment into the public right of way by Carts, Bins, and Roll-off Boxes staged for Collection services; and (iii) loss of parking meter revenue where such encroachments preclude the Collection of parking meter revenue.

The payment amount for the Encroachment Recovery Fee shall be calculated by the City and provided to the Contractor no later than six (6) months after the effective date of this Second Amendment and shall be retroactive to the effective date of this Second Amendment. Each July 1 thereafter, the Encroachment Recovery

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Fee shall be adjusted by the percentage change in the average annual CPI Less Food and Energy for the calendar year ended the previous December over the average annual CPI Less Food and Energy for the preceding year. Contractor rates as approved in Appendix E are inclusive of the Encroachment Recovery Fee, which shall not be additionally or separately billed to Customers or itemized on any Customer billing. In no event shall the total Encroachment Recovery Fee amount paid by the Contractor exceed the amount of the last fee paid by Contractor under Section 12.4.1.4 as of the effective date of this Second Amendment.

27. **Events of Default (Diversion).** Section 13.3.1.Q of the Agreement is hereby deleted in its entirety and replaced with the following:

(Q) Failure to Meet Diversion Goals. Contractor fails to achieve City's Diversion Requirement, as set forth in Section 5.5.4 of this Agreement, for two consecutive calendar years, beginning calendar year 2026.

28. **Term of the Agreement.** Sections 14.1 and 14.2 are hereby deleted in their entirety and replaced with the following:

14.1 Term of Agreement

The term of this Agreement (the "Term") shall expire June 30, 2036, subject to an extension as provided in Section 14.2 below. Nothing in this Section 14.1 shall be construed as limiting City's right to terminate this Agreement for cause pursuant to Article XIII above.

14.2 City's Option to Extend Term

Contractor may request up to two, five (5) year extensions to the Term, and at City's sole option, City may grant Contractor's request to extend the Term. Under no circumstances will City be obligated to extend the Term. Contractor must request the first five (5) year extension by June 30, 2034 in order to be eligible for the first extension, and the second by June 30, 2039 in order to be eligible for the second extension. City shall retain the ability to extend the Term of the Agreement per this section subject to the written agreement of Contractor.

29. **Modification to Appendix B Methodology.** Table B.4.2 of Appendix B is hereby modified to delete the "Waste to Energy" cost category and henceforth the weighted percent for the "Waste to Energy" cost category is assigned to the "Disposal" category.

30. **Approved Rate Schedule.** Appendix E to the Agreement is hereby deleted and replaced in its entirety with a new Appendix E as provided in Attachment 1 to this Amendment, and incorporated herein by reference.

31. **Due Execution.** The person(s) executing this Amendment on behalf of a Party hereto warrant(s) that (i) such Party is duly organized and existing; (ii) such person(s) are duly

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authorized to execute and deliver this Amendment on behalf of said Party; (iii) by so executing this Amendment, such Party is formally bound to the provisions of this Amendment; and (iv) entering into this Amendment does not violate any provision of any other agreement to which said Party is bound.

32. **Entire Amendment.** This Amendment contains the entire agreement and understanding between the Parties with respect to the subject matter of this Amendment and supersedes any and all prior or contemporaneous oral and written representations, warranties, agreements, and understandings between the Parties concerning the subject matter of this Amendment.

33. **Full Force and Effect.** Other than as set forth in this Amendment, the terms of the Agreement shall remain unchanged and in full force and effect. In the event of any conflict between the Agreement and this Amendment, this Amendment shall apply.

34. **Severability.** If any term or provision of this Amendment or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Amendment, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Amendment shall be valid and be enforced to the fullest extent permitted by law.

35. **Counterparts.** This Amendment may be executed in counterparts, each of which shall be considered an original.

[Signature page follows]

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IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date first set forth below.

CITY OF REDONDO BEACH	ARAKELIAN ENTERPRISES, INC., a California corporation
INSERT Mayor	Ron Arakelian III Executive Officer
Date	Date
ATTEST:	
INSERT City Clerk	Adam Arakelian Executive Officer
Date	Date

APPROVED AS TO FORM:

INSERT
City Attorney

Date

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[Amendment Attachment 1]

Appendix E

Approved Rate Schedule

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[Amendment Attachment 1]

Appendix B

Table B.4.2- Cost Components for Rate Adjustment Indices

Cost Component Category	Initial Weightings (Cart/Bin) For 7/1/2026 Adjustment	Initial Weightings (Roll-off) For 7/1/2026 Adjustment	Rate Adjustment Factor
Labor	27.2%	76.92%	Change in the highest-level rate for the "Driver A/8" Classification to be in effect as of the date the new rates go into effect (July 1st) under the Agreement between local haulers and Package and General Utility Drivers Local Union 396, International (1)
Fuel	2.14%	7.94%	Producer Price Index WPU 0531, Fuels and related products and power, natural gas
Equipment	8.68%	0.00%	Producer Price Index, PCU336120336120, Heavy duty truck manufacturing
Disposal/Green Waste	58.44%	0.00%	Consumer Price Index for All Urban Consumers (CUURA421 SAO), Los Angeles -Long Beach-Anaheim, CA, all items, capped at 5% (increases over 5% roll to subsequent years)
All Other	3.52%	15.14%	Consumer Price Index for All Urban Consumers (CUUROOOOSAOL 1 E), U.S. City average, all items less food and energy index
Total	100%	100%	

Appendix E

Approved Rate Schedule

1. Bundled Rates

As of July 1, 2026 all Customers will receive Bundled Service as outlined in Section 5.3 of the Agreement.

- Single-family and Multi-Family Units (4 units or less) using Carts will be billed at Residential Cart rate.
- Multi-Family Units (4 units or less) using Bins will be billed at Multi-Family with 4 Units or Less - Residential Bin Refuse Collection Net Rate Schedule
- All other Customers will be billed at Commercial & Multi-Family With 5 Units Or More - Bin Refuse Collection Net Rate Schedule

The bundled rate schedules are set forth in Tables A, B and C below for each “Classification.”

Contractor, after consultation with the Customer per Section 5.3.2, may adjust the foregoing default service level.

The applicable bundled rate is determined by the service level selected.

If the Customer elects to, or the Contractor recommends, increase the level of service for Recycling and/or Organic service beyond the default levels specified in Section 5.3 of the Agreement, the applicable additional cost shall be as set forth in Table B (Recycling) or Table C (Organics), as applicable.

If the Customer adds additional Containers in lieu of the default included Container, the rate associated with the included container shall be credited to the Customer, and the Customer shall pay the net rate reflecting the upgraded service level as shown in the applicable table.

In order to comply with all CalRecycle regulations and the Redondo Beach Municipal Code (“RBMC”), Customers are required to receive trash, Recycling and Organics service. If a Commercial Customer receives a waiver as per RBMC, that Customer may receive a credit of 80% of the Organics service charge.

2. Bin Scout Service

The Bin Scout Fee is a monthly rate per trash Bin and per frequency. The Bin Scout Fee will apply to the Collection of trash Bins only. The Bin Scout Fee will not be applied to Containers (Carts or Bins) in other waste streams. The Bin Scout Fee is subject to rate adjustments outlined in Exhibit B.

City of Redondo Beach - Annual Rate Adjustment
Residential Cart Service Collection Net* Rate Schedule

**** (Net Rates Below Do Not Include City Fees)***

Effective July 1, 2026

RESIDENTIAL CART SERVICE	NET RATE
Residential Cart Service Net Rate - unlimited refuse, recycling, and green waste	$ 29.86
Push-out/Push-back Service	$ 9.98
Additional Cart Exchange - above once every six months	$ 50.42
Optional HHW Door-To-Door Collection Program (if requested by City) - to be collected in addition to residential cart service rate for residential cart customers and to the per unit recycling collection fee for multi-family bin customers	$ 1.24

City of Redondo Beach - Annual Rate Adjustment

Multi-Family with 4 Units or Less - Residential Bin Refuse Collection Net Rate Schedule

(Net Rates Below Do Not Include City Fees)

Effective July 1, 2026

Notes: X means collection frequency per week, WK means week.

In addition to the base rates per the table above, the following monthly charges will be applied:

Recycling Service Charge: $3.99 per unit.

City Fees: Administration $0.99 per unit, Household Hazardous Waste $0.91 per unit, and 4.25% of base rate for AB 939.

A. BUNDLED SERVICE

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
1 Cubic Yard Solid Waste Bin	$ 150.56	$ 260.66	$ 370.77	$ 458.44	$ 563.01	$ 667.63	$ 772.19	$ 131.99
1.5 Cubic Yard Solid Waste Bin	$ 154.65	$ 268.57	$ 382.46	$ 496.39	$ 610.23	$ 724.15	$ 838.10	$ 131.99
2 Cubic Yard Solid Waste Bin	$ 171.30	$ 301.02	$ 430.80	$ 556.16	$ 670.66	$ 785.07	$ 903.93	$ 131.99
3 Cubic Yard Solid Waste Bin	$ 192.03	$ 341.42	$ 490.76	$ 623.00	$ 751.76	$ 885.43	$ 1,048.75	$ 131.99
4 Cubic Yard Solid Waste Bin	$ 212.69	$ 381.73	$ 538.17	$ 678.80	$ 836.28	$ 983.65	$ 1,150.42	$ 131.99
6 Cubic Yard Solid Waste Bin	$ 254.13	$ 462.59	$ 639.11	$ 819.95	$ 967.21	$ 1,147.13	$ 1,314.04	$ 131.99
3 Cubic Yard Solid Waste Compactor	$ 290.25	$ 535.40	$ 780.65	$ 1,025.87	$ 1,271.11	$ 1,516.37	$ 1,761.58	$ 273.23
4 Cubic Yard Solid Waste Compactor	$ 323.86	$ 598.53	$ 873.13	$ 1,147.83	$ 1,422.48	$ 1,697.15	$ 1,971.76	$ 273.23

Locking Lids (Optional)	$ 12.48	$ 20.02	$ 27.53	$ 35.02	$ 42.49	$ 50.01	$ 57.47	$ -
Bin Scout Service (Optional)	$ 32.29	(monthly rate per trash bin and per frequency)						
Recycling Service (Required)	$ 3.99	per unit for Recyclable Collection from Multi-family bin customers (required)						

B. ADDITIONAL RECYCLING CONTAINERS

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
Commercial Cart (96G)	$ 41.70	$ 82.53	$ 123.36	$ 164.21	$ 205.04	$ 245.88	$ 286.71	$ 131.99
1 Cubic Yard Recycle Waste Bin	$ 52.45	$ 99.47	$ 146.51	$ 193.54	$ 240.59	$ 287.63	$ 334.65	$ 131.99
1.5 Cubic Yard Recycle Waste Bin	$ 59.05	$ 112.29	$ 165.52	$ 218.76	$ 271.99	$ 325.22	$ 378.46	$ 131.99
2 Cubic Yard Recycle Waste Bin	$ 65.78	$ 125.21	$ 184.64	$ 244.08	$ 303.51	$ 362.94	$ 422.38	$ 131.99
3 Cubic Yard Recycle Waste Bin	$ 78.83	$ 150.66	$ 222.50	$ 294.31	$ 366.14	$ 437.97	$ 509.80	$ 131.99
4 Cubic Yard Recycle Waste Bin	$ 92.25	$ 176.47	$ 260.71	$ 344.92	$ 429.15	$ 513.38	$ 597.60	$ 131.99
6 Cubic Yard Recycle Waste Bin	$ 120.55	$ 229.57	$ 338.59	$ 447.62	$ 556.62	$ 665.65	$ 774.66	$ 131.99
3 Cubic Yard Recycle Waste Compactor	$ 197.33	$ 375.63	$ 553.93	$ 732.22	$ 910.52	$ 1,088.82	$ 1,267.11	$ 273.23
4 Cubic Yard Recycle Waste Compactor	$ 236.47	$ 451.96	$ 667.46	$ 882.94	$ 1,098.43	$ 1,313.91	$ 1,529.41	$ 273.23

C. ADDITIONAL ORGANICS CONTAINERS

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
35 or 64 Gallon Organics Cart	$ 34.76	$ 68.85	$ 102.92	$ 137.01	$ 171.09	$ 205.18	$ 239.27	$ 131.99
96 Gallon Organics Cart	$ 36.68	$ 72.62	$ 108.56	$ 144.51	$ 180.46	$ 216.39	$ 252.33	$ 131.99

City of Redondo Beach - Annual Rate Adjustment
Commercial & Multi-Family With 5 Units Or More - Bin Refuse Collection Net Rate Schedule
(Net Rates Below Do Not Include City Fees)
Effective July 1, 2026

Notes: X means collection frequency per week, WK means week.
In addition to the base rates per the table above, the following monthly charges are applied:

City Fees: 9.15% of base rate for Administration and 4.25% of base rate for AB 939.

A. BUNDLED SERVICE

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
Commercial Cart (96G)	$ 174.06	$ 335.06	$ 496.25	$ 657.30	$ 818.41	$ 979.45	$ 1,140.50	$ 178.36
1 Cubic Yard Solid Waste Bin	$ 213.17	$ 382.74	$ 552.38	$ 687.50	$ 848.60	$ 1,009.71	$ 1,170.80	$ 178.36
1.5 Cubic Yard Solid Waste Bin	$ 219.42	$ 394.86	$ 570.40	$ 745.87	$ 921.38	$ 1,096.80	$ 1,272.32	$ 178.36
2 Cubic Yard Solid Waste Bin	$ 245.14	$ 444.99	$ 644.90	$ 837.98	$ 1,014.35	$ 1,190.68	$ 1,373.81	$ 178.36
3 Cubic Yard Solid Waste Bin	$ 277.02	$ 507.16	$ 737.30	$ 940.99	$ 1,139.28	$ 1,345.31	$ 1,596.85	$ 178.36
4 Cubic Yard Solid Waste Bin	$ 308.93	$ 569.34	$ 810.34	$ 1,026.99	$ 1,269.60	$ 1,496.55	$ 1,753.49	$ 178.36
6 Cubic Yard Solid Waste Bin	$ 372.75	$ 693.79	$ 965.85	$ 1,247.68	$ 1,471.30	$ 1,748.47	$ 2,005.55	$ 178.36
2 Cubic Yard Solid Waste Compactor	$ 264.91	$ 485.81	$ 706.74	$ 927.64	$ 1,148.63	$ 1,369.55	$ 1,590.49	$ 369.23
3 Cubic Yard Solid Waste Compactor	$ 380.01	$ 711.34	$ 1,042.73	$ 1,374.08	$ 1,705.56	$ 2,036.96	$ 2,368.34	$ 369.23
4 Cubic Yard Solid Waste Compactor	$ 425.46	$ 796.61	$ 1,167.73	$ 1,538.92	$ 1,910.06	$ 2,281.26	$ 2,652.37	$ 369.23

Locking Lids (Optional)	$ 12.48	$ 20.02	$ 27.53	$ 35.02	$ 42.49	$ 50.01	$ 57.47	$ -
Bin Scout Service (Optional)	$ 32.29	(Monthly rate per trash bin and per frequency)						

B. ADDITIONAL RECYCLING CONTAINERS

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
Commercial Cart (96G)	$ 64.21	$ 127.13	$ 190.02	$ 252.92	$ 315.84	$ 378.73	$ 441.63	$ 178.36
1 Cubic Yard Recycle Waste Bin	$ 80.77	$ 153.23	$ 225.69	$ 298.13	$ 370.59	$ 443.03	$ 515.48	$ 178.36
1.5 Cubic Yard Recycle Waste Bin	$ 90.97	$ 172.95	$ 254.95	$ 336.96	$ 418.95	$ 500.96	$ 582.96	$ 178.36
2 Cubic Yard Recycle Waste Bin	$ 101.31	$ 192.86	$ 284.42	$ 375.96	$ 467.50	$ 559.05	$ 650.59	$ 178.36
3 Cubic Yard Recycle Waste Bin	$ 121.41	$ 232.06	$ 342.71	$ 453.33	$ 563.98	$ 674.62	$ 785.27	$ 178.36
4 Cubic Yard Recycle Waste Bin	$ 142.09	$ 271.83	$ 401.57	$ 531.30	$ 661.03	$ 790.77	$ 920.50	$ 178.36
6 Cubic Yard Recycle Waste Bin	$ 185.69	$ 353.62	$ 521.55	$ 689.47	$ 857.39	$ 1,025.31	$ 1,193.24	$ 178.36
2 Cubic Yard Recycle Waste Compactor	$ 303.96	$ 578.59	$ 853.24	$ 1,127.87	$ 1,402.50	$ 1,677.15	$ 1,951.78	$ 369.23
3 Cubic Yard Recycle Waste Compactor	$ 364.26	$ 696.18	$ 1,028.09	$ 1,360.01	$ 1,691.93	$ 2,023.87	$ 2,355.79	$ 369.23
4 Cubic Yard Recycle Waste Compactor	$ 426.27	$ 815.48	$ 1,204.69	$ 1,593.89	$ 1,983.09	$ 2,372.30	$ 2,761.51	$ 369.23
6 Cubic Yard Recycle Waste Compactor	$ 557.08	$ 1,060.85	$ 1,564.62	$ 2,068.40	$ 2,572.16	$ 3,075.94	$ 3,579.71	$ 369.23

C. ADDITIONAL ORGANICS CONTAINERS

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra

35 or 64 Gallon Organics Cart	$ 34.76	$ 68.85	$ 102.92	$ 137.01	$ 171.09	$ 205.18	$ 239.27	$ 178.36
96 Gallon Organics Cart	$ 36.68	$ 72.62	$ 108.56	$ 144.51	$ 180.46	$ 216.39	$ 252.33	$ 178.36

City of Redondo Beach - Annual Rate Adjustment
Commercial Additional Services Collection Net Rate Schedule

(Net Rates Below Do Not Include City Fees)

Effective July 1, 2026

**No Multi-Family Unit will be assessed Bulky Item Waste Pick-Up regardless of Classification in 5.3.1

ADDITIONAL BIN and OTHER FEES	RATE
3 Yard Temp Bin	$287.20 / dump
3YDT / rental per day beyond 7 days	$27.15 / day
Com**Bulky Waste Pick-up	$85.02/item
Bin Re-delivery Fee (if bins are pulled for non-payment)	$153.07 / bin
Container Cleaning (over once per year)	$153.07 / cleaning
Container Overflow Fee (per section 5.4.5 of Agreement)	$102.04 / event
Com HHW Collection	$85.02 / item

City of Redondo Beach - Annual Rate Adjustment
Other Refuse Collection Net Rate Schedule

(Net Rates Below Do Not Include City Fees)

Effective July 1, 2026

OTHER FEES	RATE
Pier Compactor / pull	$207.38 / dump
Pier Compactor / ton	$91.51 / ton
Pier Compactor / ton (Organics)	$175 / ton
Rolloff / haul	$ 450/ haul
Rolloff disposal/ ton	Posted gate rate/ ton
Container Contamination Clean-Up Fee (all sizes, Recycling and Organics)	$70.12 / Occurrence
Return Trip Charge	$92.74 / trip
Emergency Service Rate	$155.61 / hour
HHW Event (per Appendix D of Agreement)	$51,135.76 / event

[Amendment Attachment 2]

Appendix I

SB 1383 Program

1. **General.** As provided herein, Contractor shall (i) provide account site visits and reviews, and the tracking thereof; (ii) support City public education and outreach efforts; (iii) meet with CalRecycle staff; (iv) provide Organic Waste tonnage data to both City and CalRecycle; and (v) provide Organic Waste Collection services in connection with the materials specified in Appendix I.1 and subject to change in compliance with applicable law.

2. **Changes in Default Service.** The default service requirements of Organic Waste Collection are specified in Section 5.3.1 of the Agreement. Any adjustments to the default service will be conducted pursuant to Section 5.3.2 with charges specified in Exhibit E.

3. **Education and Outreach.**

A. Contractor shall provide, and City must approve, education and outreach activities and to create and disseminate educational materials to Customers in compliance with 14 CCR Section 18985.1. In accordance with the foregoing, Contractor will provide the education information required in 14 CCR Section 18985.1 by providing regularly scheduled notices, education materials, billing inserts, or other information disseminated to Customers.

B. The Contractor will provide Customer outreach coordinators to assist Customers and the City with meeting the requirements of SB1383 and other diversion programs. Coordinators shall be available to visit Multi-Family and Commercial Customers, civic groups, school assemblies and other public meetings to promote and explain Recycling and Organics programs, and participate in demonstrations and civic events.

C. Contractor shall maintain records of its education and outreach activities and provide this information in the Athens Dashboard portal and upon request to City. As outlined in this Section, City will cooperate with Contractor with respect to the education and outreach activities and creation and dissemination of educational materials hereunder.

4. **Reporting.** Contractor shall prepare and maintain the records identified in 14 CCR Section 18995.2(f), arising from the Organic Waste services performed by Contractor and assist City in reporting such information. Contractor will provide an annual report of the following: (i) the tons of Organic Waste Collected by route, with map of routes; (ii) the total number of Generators that receive each type of Organic Waste Collection service provided by Contractor; (iii) the number of Organic Waste Collection Containers distributed by size and Customer type; and (iv) annual totals of Organic Waste processed including Facility name and location. On a monthly basis the Contractor will report: i) details of route reviews conducted; ii) warning notices issued for contaminated Containers; iii) a summary of complaints and resolutions including changes to services or charges assessed; and iv) a summary of outreach activities and results of outreach related to SB1383 compliance. Contractor shall provide other records to City within ten (10) business days of a request. Contractor shall provide City with business hours access to and any necessary training for use of a Contractor-hosted records systems in order to validate Contractor performance in accordance with the Organic Waste program specified in this Appendix.

5. **Recovered Organic Waste Products.**

A. Beginning July 1, 2026, Contractor shall procure and provide to, or cause to procure and provide, City sufficient quantities of compost, mulch, and/or California-derived Renewable Natural Gas ("CRNG") to meet the City's required annual per capita procurement of products produced in accordance with 14 CCR Section 18993. Contractor may meet this obligation by one or more of the following activities, as determined by Contractor: (i) the use of CRNG in collection vehicles, provided such CRNG complies with 14 CCR Section 18993.1; and/or (ii) sufficient tons of Compost or mulch. Further, Contractor may utilize other methods approved by CalRecycle or applicable law to ensure that the City achieves the procurement requirements.

B. Contractor shall comply with the recordkeeping and verification requirements of 14 CCR Section 18993.1 and 14 CCR Section 18993.2, as applicable, including but not limited to, records sufficient to evidence the procurement of recovered Organic Waste products made by Contractor on behalf of City. City shall notify Contractor as soon as practicable of any third-party request under the California Public Records Act (excluding any request by CalRecycle) to review or copy documents provided to City in connection with or related to this Section 5.

6. **Containers.**

A. Container Color. Notwithstanding any provision in this Agreement to the contrary, all Containers provided by Contractor to Customers must comply with the color requirements specified in 14 CCR Section 18984.7 under the timelines and requirements of such section. Containers shall be colorfast and resistant to fading as a result of weathering or ultraviolet degradation, and the lids and bodies shall be uniform for each Container type, as follows: (i) Refuse Container bodies and lids shall be black or gray; (ii) Recycling Container bodies and/ lids shall be blue; and (iii) Organic Waste Container bodies and lids shall be green. Hardware such as hinges and wheels on the Containers may be a different color than specified herein.

B. Container Labeling. Contractor shall, in accordance with 14 CCR Section 18984.8, imprint or place a label on the body or lid of each new Container that has been provided by Contractor to a Customer that includes language or graphic images, or both, indicating the primary materials accepted and the primary materials prohibited in that Container. Imprints or labels shall clearly indicate items that are Prohibited Container Contaminants for each Container. Existing Containers shall be furnished with labeling in accordance with 14 CCR Section 18984.8.

C. Container Cleaning. Notwithstanding any other provision of the Agreement to the contrary, the Commercial Organic Waste Recycling Carts will be cleaned or exchanged by Contractor, upon request of Customer, once annually at no additional charge. Customer may request additional cleaning as needed to reduce odor and vector issues subject to the rates in Appendix E.

7. **Route Reviews and Waste Evaluations.** In accordance with 14 CCR Section 18984.5, Contractor shall conduct route reviews unless Contractor elects to conduct waste evaluations. If Contractor elects to conduct waste evaluations, Contractor shall provide City advance written notice. No charges shall be assessed to Customers associated with findings of Route Reviews.

A. **Route Reviews.** If Contractor elects to perform route reviews, commencing July 1, 2026, Contractor shall conduct route reviews for Prohibited Container Contaminants consistent with and as defined in 14 CCR Section 18984.5(b) in a manner deemed safe by

Contractor such that all hauler routes are reviewed annually. Containers may be randomly selected along hauler routes. Contractor shall develop a hauler review methodology in compliance with 14 CCR Section 18984.5(b) and submit it to City not more than annually upon the request of City.

B. **Waste Evaluations.** If Contractor elects to perform waste evaluations, at least twice per year, in two distinct seasons of the year, Contractor shall conduct waste characterizations at Facilities owned or operated by Contractor, pursuant to 14 CCR Section 18984.5(c). City maintains the right to observe, or hire a third party to observe, the waste evaluations.

8. **Collection Routes.** To the extent permitted by Applicable Law, Contractor may Collect source separated Organic Waste from multiple cities within one Organic Waste route and, if so, will report to City source-separated Organic Waste tonnage among the cities by volume or other metric required by Applicable Law.

9. **Ongoing Contamination Protocols and Container Clean-Up Fees.** In order to discourage Prohibited Container Contaminants, Contractor shall implement the protocols, as specified herein.

A. First Contamination Event. Upon the first discovery of Prohibited Container Contaminants within a given calendar year starting January 1, Contractor will Collect the contaminated waste if safe to do so, treat the waste as Refuse for handling and billing purposes, and affix a "Contamination Notice" to any Container with contaminated waste. Contractor shall also report issuance of any such notices to City. The Contamination Notice will contain instructions on the proper procedures for sorting waste, and Contractor must notify the Customer by phone, by U.S. mail, by email, in person, or by tag, of the following: (i) for the third and every subsequent discovery of Prohibited Container Contaminants, the Customer may be charged a contamination "Clean-up Fee" for each contaminated Container, and (ii) for the fifth and subsequent discovery of Prohibited Container Contaminants, the Customer may be charged a contamination "Clean-up Fee" for each contaminated Container and Contractor may increase the size of the Customer's Container or require an additional Container(s). Contractor must also contact the Customer by phone, by U.S. mail, by email, in person, or by tag, to ensure that the Customer has the appropriate level of service for proper Collection of waste.

B. Second Contamination Event. Upon the second discovery of Prohibited Container Contaminants within a given calendar year starting January 1, the protocols specified for a first contamination event shall apply.

C. Third Contamination Event. Upon the third discovery of Prohibited Container Contaminants within a given calendar year starting January 1, Contractor will Collect the waste in the contaminated Container(s) if safe to do so, treat the waste as Refuse for handling and billing purposes, and affix a Contamination Notice to the contaminated Container. Contractor may also elect to charge the contamination "Clean-up Fee" for the contamination event. For any assessed contamination "Clean-up Fee," Contractor must provide digital/visual documentation of Contractor's discovery of Prohibited Container Contaminants to Customer and City.

D. Fourth Contamination Event. Upon the fourth discovery of Contamination within a given calendar year starting January 1, the protocols specified for a third contamination event shall apply.

E. Five or More Contamination Events. Upon each of the fifth and any subsequent discoveries of Prohibited Container Contaminants within a given calendar year starting January 1, Contractor will Collect the waste in the contaminated Container(s) if safe to do so, treat the waste as Refuse for handling and billing purposes, and charge a contamination "Clean-up Fee" for each event. For any assessed contamination "Clean-up Fee," Contractor must provide digital/visual documentation of Contractor's discovery of Prohibited Container Contaminants to Customer and City. Upon five (5) business days' notice to City and the Customer, Contractor may (i) increase the size of the Customer's Container, require additional Containers to accommodate excessive Prohibited Container Contaminants, or increase Collection frequency; (ii) impose a contamination "Clean-up Fee" per discovery of Contamination until the Customer has demonstrated Prohibited Container Contaminants are not in Containers for a period of three (3) consecutive months; and/or (iii) provide notice that Contractor has recommended that City commence Notice of Violation enforcement. City will consult with Contractor and consider, and pursue as applicable, appropriate legal remedies against offending Customers in order to secure discontinuance of the Prohibited Container Contaminants.

F. Disputes. If a Customer disputes, in writing, an assessment of a contamination "Clean-up Fee" within thirty (30) days of the assessment, Contractor will temporarily halt any such assessment and Contractor may request a ruling by the Public Works Director, or their designee, to resolve the dispute. A request by Contractor to the Public Works Director to rule on any such dispute must be filed within ten (10) business days of a Customer's written dispute, and Contractor must include written documentation and digital/visual evidence of ongoing overall problems. Upon receipt of such documentation, the Public Works Director, or their designee, will rule on the dispute within ten (10) business days, and the Public Works Director's, or their designee's, decision on resolving the dispute between Customer and Contractor will be final.

G. Contamination Event Reset. For any Customer that has been charged a contamination "Clean-up Fee," has paid the contamination "Clean-up Fee," and has not had any Contamination Events for a period of ninety (90) consecutive days following the last Contamination Event, Contractor will reset the calculation of Contamination Events, so that if there is a subsequent Contamination Event, it shall be considered the First Contamination Event, the next as a Second Contamination Event, etc. Customers shall be limited to one (1) Contamination Event Reset per calendar year.

10. **Edible Food Recovery.**

A. Identification of Commercial Edible Food Generators. No later than July 1, 2026 and annually every January 1 thereafter, Contractor shall assist City in identifying Customers that meet the definition of Tier One or Tier Two Commercial Edible Food Generator and provide to City a list of such Customers, which shall include the following information: Customer name, service address, contact information, Tier One or Tier Two classification, and type of business. Contractor will coordinate food rescue and donation efforts with each Customer deemed to generate Organic Waste as required by CalRecycle. Contractor will work with food generating establishments to capture any currently unreported donation efforts, provide educational outreach material to food service sales representatives and food generating establishments, and add information on food non-profits on the Contractor's City-dedicated Dashboard and website.

B. Identification of Edible Food Recovery Organizations. To support City's efforts to promote Edible Food Recovery programs, Contractor shall maintain, and update annually each January 1, a list of Food Recovery Organizations and Food Recovery Services and information

about Edible Food Recovery on Contractor's website, which is specific to City and shall provide a link to information about City's Edible Food Recovery programs on Contractor's website.

C. Maintain and Promote Listings. Contractor shall cooperate with and assist City with the distribution of information to Commercial Edible Food Generators regarding City's Edible Food Recovery programs.

11. **Waivers.** City may provide Contractor waivers as follows: (a) in the event a Customer receives a waiver from the City in accordance with Section 5-2.805 of the Municipal Code; (b) upon Contractor's request, in the event of a disaster, City may grant Contractor a waiver of some or all discarded materials Collection requirements under this Agreement and 14 CCR, Division 7, Chapter 12, Article 3 in the disaster-affected areas for the duration of the waiver, provided that such waiver has been approved by CalRecycle; (c) Contractor may, but is not required to, separate or recover Organic Waste that City removes from homeless encampments and illegal Disposal sites as part of an abatement activity to protect public health and safety; and/or (d) Contractor may dispose of rather than process specific types of Organic Waste and/or Recyclable Materials that are subject to quarantine and meet the requirements described in 14 CCR Section 18984.13(d) for a period of time specified by City or until City provides notice that the quarantine has been removed and directs Contractor to transport the materials to Facilities designated by Contractor for such material.

12. **Organic Waste Ordinance; Enforcement.** City will enforce its SB 1383 Ordinance in accordance with Section 5-2.813 of the RBMC. . Contractor shall not be liable for any claims, actions, obligations, demands, damages, liabilities, costs, or expenses for any damages or injuries caused by or arising from (i) the failure of Customers to accept Organic Waste Collection services, or (ii) the suspension or termination of services upon nonpayment in whole or in part by Customers, provided Contractor reports such instances of noncompliance or nonpayment to City for code enforcement.

13. **SB 1383 Program; Guarantee.** Contractor will provide staff, labor, and materials to assist City with its compliance with SB 1383, as specified in this Appendix I. Upon notice from City, Contractor shall be deemed in material breach of the Agreement subject to at least ninety (90) days to cure, in the event CalRecycle determines that the requirements of SB 1383 have not been satisfied: (i) due to the sole failure of Contractor to meet its obligations under this Agreement with respect to the waste stream Collected by Contractor; or, (ii) due to Contractor's delay in providing information required under this Agreement that prevents City from submitting reports to CalRecycle in a timely manner (each, a "Noncompliance Event"). Upon any Noncompliance Event, City shall be entitled to the reimbursement of penalties and/or fines assessed by CalRecycle against City to the extent the penalties and/or fines arise from the Noncompliance Event. Notwithstanding other provisions of this Agreement, Contractor's obligations hereunder shall be limited by Public Resources Code Section 40059.1.

APPENDIX I.1
LIST OF ACCEPTABLE ORGANIC WASTE MATERIALS
(The list of acceptable organic waste materials will be updated from time to time with agreement of City and Contractor to maintain compliance with all applicable laws and regulations, including CalRecycle regulations.)

GREEN WASTE

- Flower and hedge trimmings
- Grass clippings
- Leaves and branches
- Weeds
- Lumber*
- Scrap wood*
- Plywood*

**Not painted or treated*

FOOD SCRAPS

- Bread, rice, and pasta
- Cheese and dairy
- Coffee grounds and filters
- Fruits and vegetables
- Flowers and herbs
- Meat, bones, and poultry
- Seafood and soft shells
- Pet food (nonmedicated)

FOOD-SOILED PAPER*

- Food-stained paper
- Paper egg cartons
- Paper napkins
- kitchen paper towels
- Pizza boxes
- Plates
- To-go boxes (no coating)
- Wood and fiber-based utensils

**Must be 100% fiber-based. No materials with - plastic, wax, or bioplastic coating, liner, or lamina*

UNACCEPTED ITEMS

- All plastics
- Cacti, succulents, and yucca
- Compostable plastics (bioplastics)
- Coffee cups and pods
- Fats, oils, and grease
- Food stickers (please remove from items)
- Gloves
- Hard shells (clams, mussels, oysters)
- Medication
- Palm fronds
- Paper napkins with cleaning chemicals
- Paper towels with cleaning chemicals
- Parchment and wax paper
- Pet waste
- Rocks and soil
- Rubber bands and twist ties
- Tea bags
- Textiles
- Tissues and wet wipes

SOLID WASTE HANDLING SERVICES AGREEMENT

BETWEEN THE

CITY OF REDONDO BEACH, CALIFORNIA

AND

ARAKELIAN ENTERPRISES, INC. DBA ATHENS SERVICES

DATED _____

SOLID WASTE HANDLING SERVICES AGREEMENT
BETWEEN
THE CITY OF REDONDO BEACH, CALIFORNIA
AND
ARAKELIAN ENTERPRISES, INC. DBA ATHENS SERVICES

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SOLID WASTE HANDLING SERVICES AGREEMENT

THIS SOLID WASTE HANDLING SERVICES AGREEMENT (the "Agreement") is made and entered into this first day of _____ 2010, by and between the City of Redondo Beach, a charter city and municipal corporation organized under the laws of the State of California (hereafter "City"), and Arakelian Enterprises, Inc. dba Athens Services , a corporation, organized and existing under the laws of the State of California and having authority to transact business within the State of California (hereafter "Contractor").

RECITALS:

WHEREAS, the Legislature of the State of California, by enactment of the California Integrated Waste Management Act of 1989 (California Public Resources Code Section 40000 et. seq.) ("AB 939") established a solid waste management process which requires cities and other local jurisdictions to implement source reduction, reuse and recycling as integrated waste management practices; and

WHEREAS, AB 939 authorizes and requires local agencies to make adequate provisions for solid waste handling within their jurisdictions; and

WHEREAS, Section 40059 of the California Public Resources Code provides that the City may determine aspects of solid waste handling which are of local concern, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges and fees and nature, location and extent of providing solid waste handling services and whether the services are to be provided by means of partially exclusive of wholly exclusive franchise, contract, license, permit or otherwise, either with or without competitive bidding;

WHEREAS, the City is obligated to protect the public health and safety of the residents of the City of Redondo Beach and arrangements by waste haulers for the collection of solid waste should be made in a manner consistent with the protection of public health and safety; and

WHEREAS, the City and the Contractor are mindful of the provisions of the laws governing the safe collection, transport, recycling and disposal of solid waste, including AB 939 and the Resource Conservation and Recovery Act ("RCRA") 42 U.S.C. §§9601 et seq.; and

WHEREAS, there are no places within the limits of the City of Redondo Beach where landfills are located, or which are suitable for the siting of a landfill, and solid waste must, therefore, be exported from the City; and

WHEREAS, the Contractor has represented and warranted to the City that it has the experience, responsibility, and qualifications to conduct the services detailed herein, and to arrange with residents and other entities in the City of Redondo Beach for the collection, safe transport and disposal of recyclables and solid wastes which may inadvertently contain hazardous substances; and

WHEREAS, the City Council of the City of Redondo Beach determines and finds that the public interest, health, safety and well being would be served if the Contractor performs these services for single family residential, multi-family dwellings and commercial service recipients; and

WHEREAS, Section 5-2.112 of the Redondo Beach Municipal Code provides that any person furnishing the City or its inhabitants with solid waste services is required by ordinance to have a permit therefore; and

WHEREAS, in accordance with Section 4 of Article IV of the City Charter the City Council is empowered to enter into agreements with any person or corporation and to prescribe the terms and conditions of such agreements; and

WHEREAS, the City Council adopted a resolution on _____, 2010 authorizing the execution of this Agreement.

NOW, THEREFORE, the parties agree as follows:

ARTICLE I

DEFINITIONS

The following capitalized names and terms shall have the meanings set forth below:

1.1 Act

"Act" or "AB 939" means the California Integrated Waste Management Act of 1989 (Division 30 of the California Public Resources Code), as amended, supplemented, superseded and replaced from time to time.

1.2 Affiliate

"Affiliate" means all businesses (including corporations, limited liability companies, limited and general partnerships and sole proprietorships) which are directly or indirectly related to Contractor by virtue of direct or indirect ownership interest or common management shall be deemed to be "Affiliated with" Contractor and included within the term "Affiliates" as used herein. An Affiliate shall include a business in which Contractor owns a direct or indirect ownership interest, a business which has a direct or indirect ownership interest in Contractor and/or a business which is also owned, controlled or managed by any business or individual which has a direct or indirect ownership interest in Contractor. For purposes of determining whether an indirect ownership interest exists, the constructive ownership provisions of Section 318(a) of the Internal Revenue Code of 1986, as in effect on the date of this Agreement, shall apply; provided, however, that (i) "ten percent (10%)" shall be substituted for "fifty percent (50%)" in Section 318(a)(2)(C) and in Section 318(a)(3)(C) thereof; and (ii) Section 318(a)(5)(C) shall be disregarded. For purposes of determining ownership under this paragraph and constructive or indirect ownership under Section 318(a), ownership interest of less than ten percent (10%) shall be disregarded and percentage interests shall be determined on the basis of the percentage of voting interest or value which the ownership interest represents, whichever is greater.

1.3 Agreement

"Agreement" means this Solid Waste Handling Services Agreement between the City and the Contractor, including the Appendices hereto.

1.4 Agreement Date

"Agreement Date" means the date of delivery of this Agreement as executed by the parties hereto.

1.5 Agreement Year

"Agreement Year" means the fiscal year beginning on July 1 and ending on the following June 30.

1.6 Appendix

"Appendix" means appendix to this Agreement, as the same may be amended or modified from time to time in accordance with the terms hereof.

1.7 Applicable Law

"Applicable Law" means the Act, Environmental Laws and all other laws, statutes, rules, regulations, Legal Requirements, guidelines, permits, actions, determinations or orders of any Governmental Body having jurisdiction, applicable from time to time to the services provided pursuant to this Agreement; the performance of the parties' respective obligations under this Agreement; the Operating Assets; the siting, design, acquisition, permitting, construction, equipping, financing, ownership, possession, shakedown, testing, operation or maintenance of any of the Operating Assets; or any other transaction or matter contemplated hereby (including any of the foregoing which concern health, safety, fire, environmental protection, labor relations, mitigation monitoring plans, building codes, non-discrimination and the payment of minimum wages, and further including the City Charter and the City Code).

1.8 Approved Rate Schedule

"Approved Rate Schedule" means Appendix E attached, as it is updated by the City to reflect approved adjustments, and includes the entire list of permissible fees to be charged by Contractor.

1.9 Billings

"Billings" or "Billing" or "Bill" means the statements of charges provided to Customers for services rendered by Contractor.

1.10 Bin

"Bin" means a metal Container with hinged lids and wheels with a capacity of less than ten (10) cubic yards. Bin specifications are included in Section 9.3.4.

1.11 Bulky Waste

"Bulky Waste" means Solid Waste that cannot and/or would not typically be accommodated within a Cart including specifically: furniture (including chairs, sofas, mattresses, and rugs); appliances (including refrigerators, ranges, washers, dryers, water heaters, dishwashers, plumbing, small household appliances and other similar items, commonly known as "white goods"); yard debris not otherwise Collected under Section 5.6.1 and small pieces of wood limited to one cubic yard of contained material; electronic equipment (including stereos, televisions, computers and monitors, VCRs, microwaves, cell phones and other similar items commonly known as "brown goods" and "e-waste"); and clothing. Bulky Waste does not include car bodies, Construction and Demolition Waste or items requiring more than two persons to remove. Other items not specifically included or excluded above will be Collected provided that they are not more than eight feet in length, four feet in width, or more than 150 pounds. In the event a question ever arises as to whether a specific item or category of items meets the definition of Bulky Waste, City shall be responsible to determine whether said definition shall apply, which determination shall be final and binding on the parties.

1.12 Cart

"Cart" means a plastic Container with a hinged lid and wheels serviced by an automated or semi-automated truck with a capacity of no less than 32- and no greater than 101-gallons.

1.13 CEQA

"CEQA" means the California Environmental Quality Act, codified at Cal. Pub. Res. Code §2100 et seq. (West 1986 & Supp. 1991) as amended or superseded, and the regulations promulgated thereunder.

1.14 CERCLA

"CERCLA" means the Comprehensive Environmental Responsibility Compensation and Liability Act, 42 U.S.C.A. §9601 et seq. (West 1983 & Supp. 1989), as amended or superseded, and the regulations promulgated thereunder.

1.15 Change in Law

"Change in Law" means any of the following events or conditions which has a material and adverse effect on the performance by the parties of their respective obligations under this Agreement (except for payment obligations), or on the siting, design, permitting, acquisition, construction, equipping, financing, ownership, possession, management, operation or maintenance of the Operating Assets or other matters to which Applicable Law applies:

(1) the enactment, adoption, promulgation, issuance, modification, or written change in administrative or judicial interpretation on or after the Agreement Date of any Applicable Law; or

(2) the order or judgment of any Governmental Body, on or after the Agreement Date, to the extent such order or judgment is not the result of willful or negligent action, error or omission or lack of reasonable diligence of the City or of the Contractor, whichever is asserting the occurrence of a Change in Law; provided, however, that the contesting in good faith or the failure in good faith to contest any such order or judgment shall not constitute or be construed as such a willful or negligent action, error or omission or lack of reasonable diligence.

1.16 City

"City" means the City of Redondo Beach, a California charter city and municipal corporation, and all the territory lying within the municipal boundaries of the City as presently existing or as such boundaries may be modified during the term of this Agreement.

1.17 City Code

'"City Code" means the Redondo Beach Municipal Code, as the same may be amended, supplemented or modified from time to time.

1.18 City Solid Waste

"City Solid Waste" means any Solid Waste which was originally discarded by the first generator thereof, prior to any processing, within the geographical limits of the City.

1.19 City Source-Separated Recyclable Materials

"City Source-Separated Recyclable Materials" means Source-Separated Recyclable Materials discarded within the City.

1.20 Collect/Collection

"Collect" or "Collection" means to take physical possession, transport, and remove Solid Waste within and from City.

1.21 Commercial

"Commercial" refers to services performed at or for Commercial Premises.

1.22 Commercial Premises

"Commercial Premises" means any building or site in any zone of the City, other than Residential Premises, from which any business, service, non-profit, governmental, institutional, commercial or industrial activity is conducted, including without limitation motels, hotels, recreational vehicle parks, restaurants, professional offices, clubhouses, places of entertainment, manufacturing plants, and private schools.

1.23 Commercial Rates

"Commercial Rates" shall mean the rates and charges permitted to be charged by the Contractor for providing Solid Waste Handling Services to Commercial Service Recipients, as identified in Appendix E hereto.

1.24 Commercial Source-Separated Recyclable Materials

"Commercial Source-Separated Recyclable Materials" means Source-Separated Recyclable Materials discarded from Commercial Premises.

1.25 Commercial Waste

"Commercial Waste" means City Solid Waste generated, produced or discarded by or at Commercial Premises.

1.26 Construction and Demolition Waste

"Construction and Demolition Waste" means City Solid Waste generated, produced or discarded in connection with construction, demolition, landscaping, or general clean-up activities within the City, including without limitation concrete, plaster, drywall, wood scraps, metals, dirt, rock and rubble.

1.27 Containers

"Container" means any cart, bin or other container used by City, Contractor, Service Recipients or the public in connection with the collection services provided by the Contractor under this Agreement.

1.28 Contractor

"Contractor" means Arakelian Enterprises, Inc. dba Athens Services, a California corporation, and its successors and assigns permitted hereby.

1.29 Contractor Operating Assets

"Contractor Operating Assets" means all real and personal property of any kind, which is owned, leased, managed or operated by or under contract to the Contractor for providing the Solid Waste Handling Services, including without limitation containers, vehicles, transfer stations, maintenance and storage facilities, administrative facilities and other equipment, machinery, parts, supplies and tools.

1.30 Contractor's Proposal

"Contractor's Proposal" means the proposal submitted by Contractor to City on May 20, 2010 in response to a Request for Proposals dated March 17, 2010. While there are provisions contained in Contractor's Proposal which are referenced herein, this Agreement supersedes Contractor's Proposal and is the final written expression of the parties' Agreement. Contractor represents and warrants that all representations set forth in such proposal are true and correct.

1.31 Contractor Compensation

"Contractor Compensation" means the revenue received by the Contractor from Customers and the City in return for providing services in accordance with this Agreement.

1.32 CPI/CPI Less Food and Energy

"CPI" and "CPI Less Food and Energy" mean the Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index – U.S. city average.

1.33 Customer

"Customer" means a Person receiving Solid Waste Handling Services from Contractor pursuant to the terms of this Agreement.

1.34 Department of Resources, Recycling and Recovery

"Department of Resources, Recycling and Recovery" means the Department of Resources, Recycling and Recovery within the Natural Resources Agency of State of California, also referred to as CalRecycle, and as the department was formerly known, the California Integrated Waste Management Board.

1.35 Designated Disposal Site

"Designated Disposal Site" means the facility or facilities designated in this Agreement, or by the City if the City has made any such designation, for the processing and/or disposal of City Solid Waste.

1.36 Disposal

"Disposal" means the ultimate disposition of Solid Waste Collected by Contractor at a landfill or otherwise in full regulatory compliance.

1.37 Disposal Site(s)

"Disposal Site(s)" means the Solid Waste handling Facility or Facilities utilized for the ultimate Disposal of Solid Waste Collected by Contractor.

1.38 Diversion

"Diversion" means any combination of waste prevention (source reduction), Recycling, reuse and composting activities that reduces waste disposed at landfills, provided such activities are recognized by the Department of Resources, Recycling and Recovery and the State of California as Diversion in its determination of the City's Diversion rate and compliance with AB 939. The Department of Resources, Recycling and Recovery may limit Diversion considered to be achieved through Transformation/waste-to-energy, use of Green Waste as alternative daily cover and other activities.

1.39 Dwelling Unit

"Dwelling Unit" means a unit of a Residential building intended to house one family, including an apartment unit, condominium unit, or detached or attached home.

1.40 Electronic Waste

"Electronic Waste" means computer equipment, televisions, stereo audio equipment, cell phone or any item with a circuit board.

1.41 Environmental Laws

"Environmental Laws" means all federal and state statutes, county, local and City ordinances concerning public health, safety and the environment including, by way of example and not limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 USC §9601 et seq.; the Resource Conservation and Recovery Act, 42 USC §6902 et seq.; the Federal Clean Water Act, 33 USC §1251 et seq.; the Toxic Substances Control Act, 15 USC §1601 et seq.; the Occupational Safety and Health Act, 29 USC §651 et seq.; the California Hazardous Waste Control Act, California Health and Safety Code §25100 et seq.; the California Hazardous Substance Account Act, California Health and Safety Code §25300 et seq.; the Porter-Cologne Water Quality Control Act, California Water Code §13000 et seq.; the Safe Drinking Water and Toxic Enforcement Act, California Health and Safety Code §25249.5 et seq.; as currently in force or as hereafter amended, and all rules and regulations promulgated thereunder.

1.42 Excluded Waste

"Excluded Waste" means (1) Hazardous Waste, (2) Infectious Waste, and (3) Self-Hauled Waste.

1.43 Facility

"Facility" means any plant or site, owned or leased and maintained, operated or used by Contractor for purposes of performing under this Agreement.

1.44 Franchise Fee

"Franchise Fee" means a fee that helps fund the administration of Franchise Agreements, implementation of solid waste programs required by law, mitigation of infrastructure use and impacts, the protection of public health and safety, and any other costs incurred by the City in accordance with law.

1.45 Fees and Costs

"Fees and Costs" means reasonable fees and expenses of employees, attorneys, architects, engineers, expert witnesses, contractors, consultants and other persons, and costs of transcripts, printing of briefs and records on appeal, copying and other reimbursed expenses, and expenses of any Legal Proceeding.

1.46 Generator

"Generator" means any person that generates, produces or discards City Solid Waste.

1.47 Governmental Body

"Governmental Body" means the United States, the State of California, the County of Los Angeles, the City of Redondo Beach, and any other regional or local governmental authority, including any board, agency, authority, commission, administration, court or other body thereof, or any officer thereof acting within the scope of his or her authority.

1.48 Green Waste

"Green Waste" means grass, lawn clippings, shrubs, plants, weeds, small branches and other forms of organic materials generated from landscapes or gardens, separated from other Solid Waste.

1.49 Green Waste Overage

"Green Waste Overage" means green waste materials which exceed the amount which can fit in the green waste wheeled container. Green Waste overages shall be placed by the Service Recipient next to the wheeled container. Green Waste overages shall be bundled or tied with rope. Green Waste overages shall not be larger than 4 feet in length and 18 inches in diameter and 60 lbs. in weight.

1.50 Gross Receipts

"Gross Receipts" means any and all revenue received from Billings by City or Contractor, and compensation in any form, of Contractor or subsidiaries, parent companies or other Affiliates of Contractor, for the Collection and transportation of Solid Waste pursuant to this Agreement, in accordance with Generally Accepted Accounting Principles, including, but not limited to, Customer fees for Collection of Solid Waste, without subtracting Disposal fees, City fees or other fees or any other cost of doing business. Revenue received from the sale of Recyclable Materials to third parties is excluded from this definition of Gross Receipts.

1.51 Hazard Class

"Hazard Class" means the category of hazard assigned to a hazardous material under the definitional criteria of part 178 of 49.C.F.R. Ch. 1 and the provisions of the 172.101 Table in such subchapter.

1.52 Hazardous Waste

'Hazardous Waste" means (a) any waste which by reason of its quality, concentration, composition or physical, chemical or infectious characteristics may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or pose a substantial threat or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of or otherwise mismanaged, or any waste which is defined or regulated as a hazardous waste, toxic substance, hazardous chemical substance or mixture, or asbestos under Applicable Law, as amended from time to time including, but not limited to: (1) the Resource Conversation and Recovery Act and the regulations contained in 40 CFR Parts 260-281; (2) the Toxic Substance Control Act (15 U.S.C. Section 2601 et seq.) and the regulations contained in 40 CFR Parts 761-766; (3) the California Health and Safety Code, §25117 (West 1984 & Supp. 1991); (4) the California Public Resources Code, §40141; and (5) future additional or substitute federal, state or local laws pertaining to the identification, treatment, storage or disposal of toxic substances or hazardous wastes; and (b), radioactive materials which are source, special nuclear or by-product material as defined by the Atomic Energy Act of 1954 (42 U.S.C. Section 2011 et seq.) and the regulations contained in 10 CFR Part 40.

1.53 Household Hazardous Waste

"Household Hazardous Waste" means any Hazardous Waste generated incidental to owning or maintaining a place of residence. Household Hazardous Waste shall not include any waste generated in the course of operating a business concern at a residence.

1.54 Insurance Requirement

"Insurance Requirement" means any rule, regulation, code, or requirement issued by any fire insurance rating bureau or anybody having similar functions or by any insurance company which has issued a policy with respect to the Operating Assets or the Solid Waste Handling Services.

1.55 Legal Entitlement

"Legal Entitlement" means all permits, licenses, approvals, authorizations, consents, and entitlements of whatever kind and however described which are required under Applicable Law to be obtained or maintained by any person with respect to the Operating Assets or the performance of any obligation under this Agreement or the matters covered hereby.

1.56 Legal Proceeding

"Legal Proceeding" means every action, suit, litigation, arbitration, administrative proceeding, and other legal or equitable proceeding having a bearing upon this Agreement.

1.57 Legal Requirement

"Legal Requirement" means all applicable local, state and federal laws, ordinances, rules, regulations, codes and orders, as may be amended from time to time, including without. limitation, the California Hazardous Waste Control Law ("HWCL" (Cal. Health & Safety Code 25100 et seq.), the provisions of the HWCL related to small quantity generators (Cal. Health & Safety Code 25218 et seq.), California regulations implementing the HWCL (22 C.C.R. 66001 et. Seq.), the California Occupational Safety and Health Act (Cal. Labor Code 6300 et. seq.), the Federal Occupational Safety and Health Act (29 U.S.C. 651 et. Seq.), Federal Resource Conservation and Recovery Act (42 U.S.C. 6901 et. seq.), and the Department of Transportation Regulations relating to hazardous materials (Subtitle B, Chapter 1, Subchapter C of Volume 49 of the Code of Federal Regulations).

1.58 Liquid Waste

"Liquid Waste" means watered or dewatered sewage or sludges.

1.59 Loss-and-Expense

"Loss-and-Expense" means any and all loss, liability, obligation, damage, delay, penalty, judgment, deposit, cost, claim, demand, charge, tax, or expense, including all Fees-And-Costs.

1.60 Materials Recovery Facility ("MRF")

"Materials Recovery Facility" means a permitted Solid Waste Facility where Solid Wastes or Recyclable Materials are sorted or separated for the purposes of Recycling, processing or composting.

1.61 Medical Waste

"Medical Waste" means waste capable of producing an infection or pertaining to or characterized by the presence of pathogens, including without limitation certain wastes generated by medical practitioners, hospitals, nursing homes, medical testing labs, mortuaries, taxidermists, veterinarians, veterinary hospitals and medical testing labs and any waste which includes animal wastes or parts from slaughterhouses or rendering plants.

1.62 Multi-Family Building/Units/Dwelling Units

"Multi-Family Building, Multi-Family Units or Multi-Family Dwelling Units" means any building in the City, other than a Single-Family Home, used for residential purposes irrespective of whether residence therein is temporary or permanent and includes properties with four or more units on the property, which receive bin services, except as otherwise designated by the Public Works Director. The Term "Multi-Family Units" does not include hotels, motels, nursing homes or convalescent centers, barracks, dormitories or other similar places.

1.63 Non-City Solid Waste

"Non-City Solid Waste" means any Solid Waste which was originally discarded by the first generator thereof, prior to any processing, outside the geographical limits of the City.

1.63A Organics

"Organics" means:

- All food (including fruits, vegetables, meat, poultry, seafood, shellfish, bones, rice, beans, pasta, bread, cheese and eggshells);
- Food-soiled paper (including waxed cardboard, napkins, paper towels, paper plates, paper milk cartons);
- Tea bags;
- Coffee grounds and filters
- Wooden crates;
- Sawdust;
- Plants (including floral trimmings, tree trimmings, leaves, grass, brush, weeds and all items accepted in the Green Waste Cart per Sections 1.48 and 5.6.1); and,
- Other compostable materials.

1.64 Overdue Rate

"Overdue Rate" means the WSJ (Wall Street Journal) Prime Rate.

1.65 Owner

"Owner" means the person holding the legal tide or having a right to possession to the real property constituting the Premises to which City Solid Waste collection service is provided or required to be provided hereunder.

1.66 Premises

"Premises" means any Residential Premises and Commercial Premises where City Solid Waste is generated, produced or discarded.

1.67 Public Works Director

"Public Works Director" means the Director of Public Works or her designated representative.

1.68 Qualified Household Hazardous Waste

"Qualified Household Hazardous Waste" means waste materials determined by the California Integrated Waste Management Board, the Department of Health Services, the State Water Resources Control Board, or the Air Resources Board to be:

(1) Of a nature that they must be listed as hazardous in State statutes and regulations;

(2) Toxic/ignitable/corrosive/reactive; and

(3) Carcinogenic/mutagenic/teratogenic;

which are discarded from households as opposed to businesses. Qualified Household Hazardous Waste shall not include Hazardous Waste.

1.69 Recyclable Materials

"Recyclable Materials" means a material which is a part of the solid waste stream which is to be collected pursuant to the Agreement and which can be reused or processed into a form suitable for reuse through reprocessing or manufacture, consistent with the requirements of the Act, and includes Source-Separated Recyclable Materials. Recyclable Materials include: aluminum cans, glass jars and bottles, steel (tin) food cans, bi-metal beverage cans, empty steel aerosol containers and empty paint cans, plastic soda pop bottles and other Type #1 containers (PET polyethylene terephthalate); plastic milk and water jugs and other Type #2 containers (HDPE - high density polyethylene); Type #3 plastic containers (v-polyvinyl chloride); Type #4 plastic containers (LDPE - low density polyethylene); Type #5 plastic containers (PP-polypropylene); Type #6 plastic containers (PS-polystyrene); Type #7 plastic containers (other and commingled); juice boxes and milk containers (Aseptic Packaging, Tetra Pack, and Waxed Cardboard); scrap metal, coat hangers, metal foil, newspaper, mixed paper (ledger, computer, junk mail, magazines, paperback books, cereal boxes, envelopes, paper shopping bags, wrapping paper) and corrugated cardboard. Textiles: articles of clothing or decoration

made of fabrics including but not limited to: cotton, polyester, silk etc. Electronic Goods: Computer equipment, Televisions, Stereo equipment.

1.70 Recycle, Recycled, Recycling

"Recycle", "Recycled" or "Recycling" means the process of collecting, sorting, cleansing, treating, reconstituting or otherwise processing materials that are or would otherwise become Solid Waste, and returning them to the economic mainstream in the form of raw material for new, reused or reconstituted products which meet the quality standards necessary to be used in the marketplace.

1.71 Recycling Overage

"Recycling Overage" means recyclables, which exceed the amount that can fit in the wheeled container. Recycling overages shall be placed by the Service Recipient in additional wheeled container or next to the wheeled container in a container or plastic bag.

1.72 Refuse

"Refuse" means putrescible and non-putrescible Solid Waste, excluding Recyclable Materials, Source Separated Green Waste and Construction and Demolition Waste.

1.73 Rent-A-Bin

"Rent-A-Bin" means a three-cubic-yard Bin provided for the one-time accumulation and collection of Solid Waste from Premises.

1.74 Residential

"Residential" refers to services performed at and for Residential Premises, which include both Single-Family and Multi-Family Dwellings.

1.75 Residential Bin

"Residential Bin Rate" means the rates and charges permitted to be charged by the Contractor for providing Solid Waste Handling Services to Residential Refuse Bin Customers as identified in Section 5.3.1.

1.76 Residential Premises

"Residential Premises" means Single-Family Homes and Multi-Family Buildings.

1.77 Residential Cart Contractor Payment

"Residential Cart Contractor Payment" has the meaning specified in Section 12.1.1.

1.78 Residential Source-Separated Recyclable Materials

"Residential Source-Separated Recyclable Materials" means Source-Separated Recyclable Materials discarded from Residential Premises.

1.79 Residential Waste

"Residential Waste" means City Solid Waste generated, produced or discarded by or at Residential Premises.

1.80 Roll-off Box

"Roll-off Box" means Solid Waste Collection Containers of 10 cubic yards or larger.

1.81 Scavenging

"Scavenging" means the unauthorized removal of Recyclable Materials. Scavenging is prohibited by California Public Resources Code Section 41950 and the Redondo Beach Municipal Code.

1.82 Scrap Materials

"Scrap Materials" means any materials which are separated by type by the Generator thereof from materials which otherwise are discarded or rejected as City Solid Waste and which are sold or donated by the Generator to a private recycler operating with a permit or license issued by the City or a non-profit charity registered with the State Attorney General, scrap dealer or salvager and recycled. Scrap Materials shall not include any materials which any person purports to be Scrap Materials but which (1) are commingled with City Solid Waste, or (2) are not commingled with City Solid Waste but which are collected by any person other than the Contractor as part of any transaction or arrangement involving City Solid Waste, irrespective of whether the Generator pays or receives consideration in connection with such transaction or arrangement.

1.83 Self-Hauled Waste

"Self-Hauled Waste" means City Solid Waste collected and hauled by Self-Haulers.

1.84 Self-Hauler

"Self-Hauler" means any person not engaged commercially in waste hauling who collects and hauls Residential Waste or Commercial Waste generated from residential, commercial or industrial activities conducted solely by such person in quantities of less than one (1) ton per week.

1.85 Section Deleted

1.86 Service Date

"Service Date" means the date on which the parties agree that any particular service described in this Agreement shall commence.

1.87 Service Recipient

"Service Recipient" means Owners or Generators receiving Solid Waste Handling Services.

1.88 Single-Family Home

"Single-Family Home" means any building in the City used for or designated as a single-family residential dwelling, including each part of a condominium project, duplex or a townhouse project which has one, two or three units on the property and which have curbside or alley collection of Solid Waste. "Single-Family Home" also includes some four-unit properties, as designated by the Public Works Director.

1.89 Single Family Residence

"Single-Family Residence" or "Single-Family Dwelling"- or –"Single Family Unit"- generally means a detached building, or each unit of a multi-family dwelling, which utilizes one or more single family Residential Solid Waste Containers, (i.e.. containers or cans) and not bins.

1.90 Solid Waste

"Solid Waste" means all garbage, refuse, rubbish and other materials and substances discarded or rejected as being spent, useless, worthless or in excess to the generator thereof at the time of such discard or rejection and which are normally disposed of by or collected from residential (single family and multi-family), commercial, industrial, governmental and institutional establishments (including non-Source-Separated Qualified Household Hazardous Waste), which are acceptable at Class III landfills under Applicable Law, and which are originally discarded by the first Generator thereof and have not been previously processed. Solid Waste includes Green Waste, and Source-Separated Recyclable Materials.

1.91 Solid Waste Fund

"Solid Waste Fund" means the Solid Waste Fund established and maintained by the City as an enterprise fund pursuant to the City Code separate from its other funds and accounts for receipts and disbursements in connection with City solid waste services.

1.92 Solid Waste Handling Services

"Solid Waste Handling Services" means all of the duties and obligations of the Contractor hereunder. "Solid Waste Overage" means solid waste in excess of the amount of solid waste of which will fit into the wheeled container provided to the premises for collection. Solid Waste Overages must be placed in one (1) additional 32 or 64 gallon wheeled container provided by the contractor or standard residential solid waste containers which include portable containers made of metal, hard rubber or plastic and may not weigh more than sixty (60) pounds. Overages may be placed in heavy plastic bags or compactor bags manufactured for solid waste collection which are securely tied, not perforated or split, and weigh no more than sixty (60) pounds.

1.93 Source-Separated Recyclable Materials

"Source-Separated Recyclable Materials" means materials which (1) are separated from City Solid Waste by the first Generator thereof, (2) are discarded separately from such Solid Waste for recycling purposes, and (3) do not constitute Scrap Materials.

1.94 State

"State" means the State of California.

1.95 Term

"Term" has the meaning specified in Article XIV hereof.

1.96 Textiles

"Textiles" means articles of clothing or decoration made of fabrics including but not limited to cotton, polyester, silk etc.

1.97 Ton

"Ton" means a "short ton" of 2,000 pounds.

1.98 Transfer Station

"Transfer Station" means a Facility that received Solid Waste from Collection vehicles and transfers the material to larger vehicles for transport to landfills and other destinations. Transfer Stations may or may not also include MRFs, transferring residual Refuse (Refuse left after the sorting of Recyclable Materials) to landfills and Recyclable Materials, including Green Waste and/or Construction and Demolition Waste, to processors, brokers or end-users.

1.99 Transformation

"Transformation" means incineration, pyrolysis, distillation, gasification, or biological conversion other than composting.

1.100 TSDF

"'TSDF" means a Treatment, Storage or Disposal Site that is permitted by the appropriate agencies to take and manage Hazardous Waste.

1.101 Uncontrollable Circumstances

"Uncontrollable Circumstance" means only the following acts, events or conditions, whether affecting the Operating Assets, the City, or the Contractor, to the extent that it materially and adversely affects the ability of either party to perform any obligation under the Agreement (except for payment obligations), if such act, event or condition is beyond the reasonable control and is not also the result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party relying thereon as justification for not performing an obligation or complying with any condition required of such party under this Agreement; provided, however, that the contesting in good faith or the failure in good faith to contest such action or inaction shall not be construed as willful or negligent action or a lack of reasonable diligence of either party:

(1) an act of God (but not including reasonably anticipated weather conditions for the geographic area of the Facility), hurricane, landslide, lightning, earthquake, fire, explosion, flood, sabotage or similar occurrence, acts of a public enemy, extortion, war, blockade or insurrection, riot, or civil disturbance;

(2) a Change in Law;

(3) the failure of any appropriate Governmental Body or private utility having operational jurisdiction in the area in which the Operating Assets are located to provide and maintain utilities, services, water and sewer lines and power transmission lines to the

Operating Assets, which are required for the performance of the Solid Waste Handling Services and which directly results in a delay or curtailment of the performance of the Solid Waste Handling Services; and

(4) pre-emption of materials or services by a Governmental Body in connection with a public emergency or any condemnation or other taking by eminent domain of any portion of the Operating Assets.

Labor unrest, including work stoppage or slowdown or sick-out conducted by Contractor employees or directed at Contractor is not considered an Uncontrollable Circumstance, but may be excused under Section 15.4.2.

It is specifically understood that none of the following acts or conditions shall constitute Uncontrollable Circumstances:

(a) general economic conditions, interest or inflation rates, or currency fluctuation or changes in the cost of fuel, commodities, supplies or equipment;

(b) changes in the financial condition of the City, the Contractor or any of its Affiliates or any subcontractor affecting their ability to perform their obligations;

(c) the consequences of errors, neglect or omissions by the Contractor, any of its Affiliates or any subcontractor of any tier in the performance of the Solid Waste Handling Services;

(d) the failure of the Contractor to secure patents or licenses in connection with the technology necessary to perform its obligations hereunder;

(e) union work rules, requirements or demands which have the effect of increasing the number of employees employed in connection with the Operating Assets or otherwise increase the cost to the Contractor of operating and maintaining the Operating Assets or providing the Solid Waste Handling Services;

(f) strikes, work stoppages or other labor disputes or disturbances occurring with respect to any activity performed or to be performed by any of the Contractor's subcontractors or suppliers in connection with the Operating Assets or the Solid Waste Handling Services;

(g) any failure of any subcontractor or supplier to furnish labor, materials, service or equipment for any reason;

(h) equipment failure; or

(i) any impact of prevailing wage law, customs or practices on the Contractor's construction or operating costs; or

(k) changes in market rates for, or the unavailability of markets for the sale of Commercial or Residential Source-Separated Recyclable Materials.

1.102 White Goods

"'White Goods" means enameled household appliances, such as refrigerators, stoves; washer/dryers, water heaters, dishwashers, trash compactors and similar items.

ARTICLE II

INTERPRETATIONS

2.1 Interpretation

This Agreement, including the Appendices attached hereto, shall be interpreted and construed reasonably and neither for nor against either party, regardless of the degree to which either party participated in its drafting.

In this Agreement, unless the context otherwise requires:

2.1.1 References Hereto

The terms "hereby", "hereof", "herein", 'hereunder", and any similar terms refer to this Agreement, and the "hereafter" means after, and the term "heretofore" means before, the date of execution of this Agreement.

2.1.2 Gender and Plurality

Words of the masculine gender mean and include correlative words of the feminine and neuter genders and words importing the singular number mean and include the plural number and vice versa.

2.1.3 Persons

Words importing persons include firms, companies, associations, general partnerships, limited partnerships, trusts, business trusts, corporations, non-profit corporations and other legal entities, including Governmental Bodies, as well as individuals.

2.1.4 Headings

The table of contents and any headings preceding the text of the Articles, Sections and subsections of this Agreement shall be solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

2.1.5 Entire Agreement

This Agreement contains the entire agreement and understanding concerning the subject matter herein and supersedes and replaces any prior negotiations, promises, proposals (including Contractor's Proposal), and agreements between the parties, whether written or

oral. The parties acknowledges this document has been executed with the consent and upon the advice of counsel. Each of the parties acknowledges that no party or agent or attorney of any other party has made any promise, representation, or warranty, express or implied, not contained in this Agreement, to induce the other party to execute this instrument. Nothing in this Agreement is intended to confer on any person other than the parties hereto and their respective permitted successors and assigns hereunder any rights or remedies under or by reason of this Agreement.

2.1.6 Reference to Days

All references to days herein are to calendar days, including Saturdays, Sundays, and holidays, except as otherwise specifically provided.

2.1.7 Counterparts

This Agreement may be executed in any number of original counterparts. All such counterparts shall constitute but one and the same Agreement.

2.1.8 Governing Law

This Agreement shall be governed by and construed in accordance with the applicable laws of the State of California.

2.1.9 Jurisdiction.

Except for those matters where Federal Courts have exclusive jurisdiction, any lawsuits between the parties arising out of this Agreement shall be brought and concluded in the courts of the State of California, which shall have exclusive jurisdiction over such lawsuits.

2.1.10 Severability

If any clause, provision, subsection, Section or Article of this Agreement shall be determined to be invalid by any court of competent jurisdiction, then the parties hereto shall: (1) promptly meet and negotiate a substitute for such clause, provision, section or Article which shall, to the greatest extent legally permissible, effect the intent of the parties therein; (2) if necessary or desirable to accomplish item (1) above, apply to the court having declared such invalidity for a judicial construction of the invalidated portion of this Agreement; (3) negotiate such changes in substitutions for or additions to the remaining provisions of this Agreement as may be necessary in addition to and in conjunction with items (1) and (2) above to effect the intent of the parties in the invalid provision. The invalidity of such clause, provision, subsection, Section or Article shall not affect any of the remaining provisions hereof, and this Agreement

shall be construed and enforced as if such invalid portion did not exist. Notwithstanding the foregoing, however, the provisions of this Agreement reserving to the City the right and power to designate the Designated Disposal Site for City Solid Waste as provided in Section 8.10 hereof and otherwise herein, shall not be deemed to be severable from the other provisions hereof. In the event such provisions are held in any Legal Proceeding which is binding upon the City to be null, void, in excess of the City 's powers or otherwise invalid or unenforceable, and the Contractor as a result thereof, utilizes a disposal site other than the Designated Disposal Site, this entire Agreement shall immediately terminate without any liability of the City to the Contractor.

2.2 References to Laws and Other Agreements

All references in this Agreement to Applicable Laws shall be understood to include such laws as they may be subsequently amended or recodified, unless otherwise specifically provided.

2.3 Agreement

This Agreement may not be modified or amended in any respect except by a writing signed by the parties.

2.4 Appendices

Each of theAppendices identified as Appendix "A" through "K" is attached hereto and incorporated herein and made a part hereof by this reference. Appendix L is attached for information and reference purposes only.

2.5 Attorneys' Fees

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to recover its reasonable attorney's fees and costs. Attorneys' fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE III

REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE CONTRACTOR

3.1 Representation and Warranties of the Contractor

The Contractor, by acceptance of this Agreement, represents and warrants the following to City for the purpose of inducing City to enter into this Agreement and to consummate the transaction contemplated hereby, all of which shall be true as of the Agreement date:

(A) Existence and Powers. The Contractor is duly organized and validly existing as a corporation, organized and existing under the laws of the State of California and having authority to transact business within the State of California, with full legal right, power and authority to enter into and perform its obligations under this Agreement.

(B) Due Authorization and Binding Obligation. The Contractor has duly authorized the execution and delivery of this Agreement. This Agreement has been duly executed and delivered by the Contractor and constitutes the legal, valid and binding obligation of the Contractor, enforceable against the Contractor in accordance with its terms except insofar as such enforcement may be affected by bankruptcy, insolvency, moratorium and other laws affecting creditors' rights generally. The Board of Directors or partners of Contractor (or the shareholders, if necessary) have taken all actions required by law, its articles of incorporation, its bylaws or otherwise to authorize the execution of this Agreement. The Persons signing this Agreement on behalf of Contractor have authority to do so. Contractor shall authorize one employee for the City as a single point of contact for issues arising under this Agreement, and Contractor acknowledges and agrees that City may expect and assume that this employee's actions are taken on behalf of and with the full approval of the Contractor.

(C) No Conflict. Neither the execution nor the delivery by the Contractor of this Agreement nor the performance by the Contractor of these obligations hereunder (1) conflicts with, violates or results in a breach of any law or governmental regulations applicable to the Contractor; (2) conflicts with, violates or results in a breach of any term or condition of any judgment, decree, agreement (including, without limitation, the certificate of incorporation of the Contractor) or instrument to which the Contractor is a party or by which the Contractor or any of its properties or assets are bound, or constitutes a default under: any such judgment, decree, agreement or instrument, or (3)

will result in the creation or imposition, of any encumbrance of any nature whatsoever upon any of the properties or assets of the Contractor.

(D) There is no action, suit or other proceeding as of the Agreement Date, at law or in equity, before or by any court or governmental authority, pending or, to the Contractor's best knowledge, threatened against the Contractor which is likely to result in an unfavorable decision, ruling or finding which would materially and adversely affect the validity or enforceability of this Agreement or any such agreement or instrument entered into by the Contractor in connection with the transactions contemplated hereby, or which would materially and adversely affect the performance by the Contractor of its obligations hereunder or by the Contractor under any such other agreement or instrument.

(E) No Legal Prohibition. The Contractor has no knowledge of any Applicable Law in effect on the Agreement Date which would prohibit the performance by the Contractor of this Agreement and the transactions contemplated hereby.

(F) Information Supplied by the Contractor. The information supplied by the Contractor in all submittals made in connection with negotiation and execution of this Agreement, including all materials in Appedices of this Agreement, and all representations and warranties made by Contractor throughout this Agreement are true, accurate, correct and complete in all material respects on and as of the Agreement Date. Note that inaccuracies in Contractor's Proposal, such as material omissions of past and pending litigation as requested under the Request for Proposals through which this Agreement was procured, is grounds for termination of this Agreement.

(G) Contractor has made an independent investigation, satisfactory to it, of the conditions and circumstances surrounding this Agreement and the work to be performed by it, and is satisfied that those conditions and circumstances will not impair its ability to perform the work and provide the Collection services required by this Agreement.

(H) Contractor's representative, designated in Section 10.1, shall have authority in all daily operational matters related to this Agreement. City may rely upon action taken by such designated representative as action of Contractor unless the actions taken are not within the scope of this Agreement.

3.2 Covenants of Contractor

Contractor hereby:

(1) Waives any right it may possess to contest the legal right, power or authority of the City to enter into and perform this Agreement, including particularly the provisions thereof providing for the right of the City to require the delivery of City Solid Waste to the Designated Disposal Site (if the City elects to make such designation), and agrees to cooperate with and assist the City in supporting the legal validity of and authorization for such provisions in the event of any legal challenge thereto brought or made in any manner by a third party; and

(2) Agrees to observe and comply with the operating rules and regulations established by the City with respect to the Designated Disposal Site (if the City elects to make such designation), including without limitation those governing delivery procedures, receiving hours, vehicle and waste inspection, Hazardous Waste screening, litter control and safety measures

ARTICLE IV

ACCEPTANCE OF LICENSE AND PRIVILEGE

4. 1. Grant and Acceptance of Agreement

4.1.1 Service

Pursuant to Section 40059 of the Act, the City hereby grants an exclusive contract and privilege, on the terms and conditions set forth herein to the Contractor for the service in the City of collecting, transporting, handling and disposing of City Solid Waste. By its executed acceptance hereof the Contractor accepts the license and privilege so granted by the City on and subject to the terms and conditions contained herein and in the City Code, including but not limited to Articles 1 and 4 of Chapter 2, Title 5, and agrees to perform all of the duties and obligations of a Contractor thereunder.

4.1.2 License Area

The area with respect to which this Agreement is granted pursuant to Section 4.1.1 shall be the geographical limits area of the City, as specified in, and limited by, Appendix A hereto.

4.2 Permits and Licenses

Contractor shall acquire and maintain all necessary permits and licenses for the Collecting, transporting, processing, and storing of Solid Waste and Recyclables, disposing of Solid Waste, and the Recycling of Recyclables as required under this Agreement. Failure to maintain all required permits shall be deemed a material breach of contract for which City may terminate this Agreement as provided in Section 13.5. Contractor must follow requirements of the Redondo Beach Municipal Code, including, but not limited to, obtaining a City of Redondo Beach business license.

4.3 Limitations to Scope

Notwithstanding any provision to the contrary contained herein, the exclusive franchise, right and privilege to provide Solid Waste Handling Services at Premises within City granted to Contractor by Section 4.1 of this Agreement specifically excludes the following services, which services may be provided by Persons other than Contractor and which may be the subject of other permits, licenses, franchises or agreements issued or entered by City:

a) The sale or donation of source-separated Recyclable Material by the Waste Generator to any Person or entity other than Contractor; provided, however, to the extent permitted by law, if the Generator is required to pay monetary or non-monetary consideration for the Collection, transportation, transfer, or processing of Recyclable Material, the fact that the Generator receives a reduction or discount in price (or in other terms of the consideration the Generator is required to pay) shall not be considered a sale or donation;

b) Solid Waste, including Recyclable Materials and Green Waste, which is removed from any Premises by the Waste Generator, and which is transported personally by such Generator (or by his or her full-time employees) to a processing or Disposal Site in a manner consistent with all applicable laws and regulations;

c) Green Waste removed from a Premises by a gardening, landscaping, or tree trimming Contractor, utilizing its own equipment, as an incidental part of a total service offered by that Contractor rather than as a hauling service;

d) The Collection, transfer, transport, Recycling, processing, and disposal of animal remains from slaughterhouse or butcher shops for use as tallow;

e) The Collection, transfer, transport, Recycling, processing, and disposal of by-products of sewage treatment, including sludge, sludge ash, grit and screenings;

f) The Collection, transfer, transport, Recycling, processing, and disposal of liquid wastes;

g) The Collection, transfer, transport, Recycling, processing, and disposal of scrap materials;

h) The Collection, transfer, transport, Recycling, processing, and disposal of Hazardous Substances, Hazardous Waste, Household Hazardous Waste, including medical and radioactive waste regardless of its source;

i) Construction and Demolition Waste;

j) Material Collected in a Roll-Off Box or Compactor Roll-Off Box (except as provided to City under Section 5.15);

k) The Collection, transfer, transport, Recycling, processing, and Disposal of Solid Waste generated from City-owned and/or operated premises, public works projects, and/or City Events by City through City officers or employees in the normal course of their City employment; and,

l) Solid Waste Handling Services for governmental agencies other than City, which may have facilities in City, but over which City has no jurisdiction in connection with the regulation of Solid Waste (including, but not limited to, Redondo Beach Union High School, middle schools and elementary schools, which are entitled, but not required, to receive service under Section 5.14); and,

m) Services provided to Northrup Grumman and its Redondo Beach Facilities (located at One Space Park); and,

n) Services provided to The South Bay Galleria (1815 Hawthorne Boulevard).

Inclusion of a service in these exemptions shall not waive Contractor's duty to perform such service if otherwise required under this Agreement. The exclusive franchise, right and privilege to provide Solid Waste Handling Services within City granted to Contractor by this Agreement shall be interpreted to be consistent with all applicable state and federal laws, now in effect and adopted during the term of this Agreement, and the scope of this Agreement shall be limited by all applicable current and developing laws and regulations. In the event that future interpretations of current law, future enactments or developing legal trends limit the ability of City to lawfully grant Contractor the scope of services as specifically set forth herein, Contractor agrees that the scope of this Agreement will be limited to those services and materials which may be lawfully provided, and that City shall not be responsible for any lost profits claimed by Contractor as a result thereof.

4.4 Hauling by Third Parties.

This Agreement shall not prohibit haulers of City Solid Waste and Non-City Solid Waste other than the Contractor from hauling such waste over City streets in accordance with Applicable Law.

4.5 Defense of Franchise

Contractor agrees to and shall timely take all actions that are reasonably necessary to defend the validity and enforceability of this Agreement and shall pay all costs related to such defense. Contractor shall defend, indemnify, protect and hold harmless, the City, its officers, agents and employees from any and all claims, actions or proceedings to attack, set aside, void, annul or seek monetary damages resulting from an approval by the City of this Agreement; provided, however, Contractor shall not be responsible for indemnifying the City for any monetary damages which are awarded unless directly or indirectly resulting from Contractor's negligence or misconduct. The City shall promptly notify Contractor of any such claim, action, or proceeding. The City and Contractor shall meet in good faith in an effort to

come to a mutual agreement for a joint defense; provided that the City shall be entitled to select legal counsel of its choice to conduct the defense if an agreement cannot be reached. Contractor's obligations to pay all costs, defend, indemnify, protect and hold harmless under this section shall not be altered in the event City retains separate counsel.

4.6 Enforcement of Exclusivity

Contractor shall be responsible for enforcing the exclusivity of this Agreement. City shall have the right to enforce the exclusivity provisions hereof if, in its absolute and sole discretion, it chooses to do so, but shall have no obligation to do so for the benefit of Contractor or otherwise. City additionally shall have the right, but not the obligation, to request that Contractor enforce the exclusivity provisions hereof. Contractor shall have an affirmative obligation to enforce such exclusivity provisions when requested to do so by City. If Contractor requests that City take administrative, law enforcement, or other legal action to protect Contractor's exclusive rights, or otherwise enforce the exclusivity of this Agreement (including the adoption of any resolution or ordinance intended to facilitate the enforcement of the exclusive rights granted herein), Contractor shall reimburse City for all administrative, law enforcement, or other legal costs and fees related to any such action taken by the City, if any.

4.7 Ownership of Solid Waste

City and Contractor understand and agree that it is Contractor, and not City, who will arrange to Collect Solid Waste, that City has not, and, by this Agreement does not, instruct Contractor on its Collection methods, nor supervise the Collection process; nor do the Parties intend to place title to Solid Waste Collected by Contractor in City. Rather, the Parties intend that whatever, if any, title in and to the Solid Waste that is Collected by Contractor which otherwise might exist in or with City in the absence of this Agreement is hereby transferred to Contractor; and further that if Contractor gains title to such Solid Waste it is by operation of law and agreement with its Customers and is not the result of this Agreement. Subject to the provisions of this Agreement, and unless City exercises its rights to direct the location for Disposal and processing of Solid Waste, Contractor shall have the right to retain, Recycle, process, dispose of, and otherwise use Solid Waste Collected pursuant to the terms hereof in any lawful fashion or for any lawful purpose; and, further, shall have the right to retain any benefit resulting from its right to retain, Recycle, process, dispose of, or reuse the Solid Waste which it Collects. City's right to redirect Solid Waste is not intended to impact Contractor's right to Recyclables revenue, subject to Section 12.4.1.3. Ownership of Solid Waste shall transfer to Contractor when Customer places it at point of Collection.

4.8 Assignment and Transfer of Agreement

Except as may be provided for in Section 13.2 (City's Right to Perform Services), Contractor shall not assign its rights, nor delegate, subcontract or otherwise transfer its obligations under this Agreement (collectively referred to as an "assignment") to any other Person without the prior written consent of City. Any such assignment made without the consent of City shall be void and the attempted assignment shall constitute a material breach of this Agreement.

For purposes of this section the term "assignment" shall be given the broadest possible interpretation, and shall include, but not be limited to (i) a sale, exchange or other transfer of fifty percent (50%) or more of Contractor's assets dedicated to service under this Agreement ; (ii) a sale, exchange or other transfer, on a cumulative basis, of fifty percent (50%) or more of the outstanding common stock or other ownership interest of Contractor; (iii) a sale, exchange or other transfer of outstanding common stock or other ownership interest of Contractor provided said sale, exchange or transfer may result in a change of control of Contractor; (v) any dissolution, reorganization, consolidation, merger, re-capitalization, stock issuance or re-issuance, voting trust, pooling agreement, escrow arrangement, liquidation or other transaction which results in a change of ownership or control of Contractor; (v) any assignment by operation of law, including those resulting from mergers or acquisitions by or of Contractor of any of its Affiliates, insolvency or bankruptcy, making assignment for the benefit of creditors, writ of attachment for an execution being levied against this Agreement, appointment of a receiver taking possession of Contractor's property, or transfer occurring in the event of a probate proceeding; and (iv) any combination of the foregoing (whether or not in related or contemporaneous transactions) which has the effect of any such transfer or change of ownership, or change of control of Contractor.

Contractor acknowledges that this Agreement involved rendering a vital service to City's residents and businesses, and that City has selected Contractor to perform the services specified herein based on (1) Contractor's experience, skill and reputation for conducting its Solid Waste Handling Services in a safe, effective and responsible fashion, at all times in keeping with applicable Environmental Laws, regulations and best Solid Waste management practices, and (2) Contractor's financial resources to maintain the required equipment and to support its indemnity obligations to City under this Agreement. City has relied on each of these factors, among others, in choosing Contractor to perform the services to be rendered by Contractor under this Agreement.

If Contractor requests City's consideration of and consent to an assignment, City may deny or approve such request in its sole and absolute discretion. Any request for an assignment must be approved by the City Council, and no request by Contractor for consent to an assignment

need be considered by City unless and until Contractor has met (or with respect to matters that would only occur upon completion of the assignment if approved, made reasonable assurances that it will meet) the following requirements:

a) Contractor shall pay City its reasonable expenses for attorney's fees and investigation costs necessary to investigate the suitability of any proposed assignee, and to review and finalize any documentation required as a condition for approving any such assignment. An advance payment towards expenses may be requested by City prior to City consideration of any assignment request and Contractor shall be responsible to pay all costs incurred by City in considering a request for assignment, including those in excess of the aforesaid deposit amount, regardless of whether City consents to the assignment. Contractor shall reimburse City for all such costs within thirty (30) days of being providing with documentation that City has incurred, or has been billed for and will incur, such costs.

b) Contractor shall pay the City a transfer fee equal to one percent (1%) of the Gross Receipts it, or its assignee, will receive during the remaining term of the Agreement, as estimated by City. This transfer fee shall be waived if the transfer is to an Affiliate with the same parent company guarantor, provided the parent company guarantor shall execute a corporate guanatee for the new contractor, and basic operations and facilities will remain unchanged.

c) Contractor shall furnish City with audited financial statements for itself, and the proposed assignee's operations for the immediately preceding three (3) operating years.

d) A proforma financial statement (income statement and balance sheet) for the proposed assignee with the projected results of operations assuming that the assignment is completed. Such proforma financial statement shall reflect any debt to be incurred by the assignee as part of the acquisition of Contractor's operations.

e) Contractor shall furnish City with satisfactory proof: (i) that the proposed assignee has at least ten (10) years of Solid Waste management experience on a scale equal to or exceeding the scale of operations conducted by Contractor under this Agreement; (ii) that in the last five (5) years, the proposed assignee has not suffered any significant citations or other censure from any federal, state or local agency having jurisdiction over its Solid Waste management operations due to any significant failure to comply with state, federal or local Environmental Laws and that the assignee has provided City with a complete list of any such citations and censures;

(iii) that the proposed assignee has at all times conducted its operations in an environmentally safe and conscientious fashion; (iv) that the proposed assignee conducts its Solid Waste management practices in accordance with sound Solid Waste management practices in full compliance with all federal, state and local laws regulating the Collection and Disposal of Solid Waste including Hazardous Substances; and, (v) of any other information required by City to ensure the proposed assignee can fulfill the terms of this Agreement in a timely, safe and effective manner.

Under no circumstances shall City be obliged to consider any proposed assignment by City if Contractor is in default at any time during the period of consideration. Should City consent to any assignment request, such assignment shall not take effect until all conditions relating to City's approval have been met.

4.9 Maintenance of Corporate Existence

The Contractor covenants that during the Term of this Agreement it will maintain its corporate existence, will not dissolve or otherwise dispose of all or substantially all of its assets, and will not take any other action which would materially impair the ability of the Contractor to perform the Agreement Service.

ARTICLE V

SERVICES

5.1 General

This Section describes the Service standards to be compiled with by the Contractor in performing its obligations under the Agreement. The work to be done by Contractor pursuant to this Agreement shall include, but not be limited to, the furnishing of all labor, supervision, equipment, materials, supplies, and all other items necessary to perform the services required. The enumeration of, and specification of requirements for, particular items of labor or equipment shall not relieve Contractor of the duty to furnish all others, as may be required, whether enumerated elsewhere in the Agreement or not.

The work to be done by Contractor pursuant to this Agreement shall be accomplished in a thorough and professional manner so that all Customers are provided reliable, courteous and high-quality Solid Waste Handling Services at all times. The enumeration of, and specification of requirements for, particular aspects of service quality shall not relieve Contractor of the duty of accomplishing all other aspects in the manner provided in this section, whether such other aspects are enumerated elsewhere in the Agreement or not.

5.2 Frequency of Collection Generally

Commencing on the Service Date, the Contractor (i) shall collect City Solid Waste, Source-Separated Recyclable Materials and Green Waste from each Residential Premises receiving Cart Refuse service at least once per week, and (ii) shall collect City Solid Waste and Source-Separated Recyclable Materials from each Residential Premises receiving Bin Service and each Commercial Premises at least once every week, all as further provided in this Article.

5.3 Classifications of Collection Services

5.3.1 Current Classifications

Customers utilizing Carts for Refuse, Recyclables and Green Waste Collection shall be classified as "Residential Cart Customers." Generally such Customers live in Residential buildings with one to three dwelling units, but may include Customers with up to eight dwelling units in a Multi-Family Building or as otherwise approved by City.

Residential Multi-Family Buildings receiving Refuse Collection service using Bins shall be classified as Residential Bin Customers.

Other Customers are considered Commercial Customers and may use Bins or Carts for Refuse Collection. The Public Works Director shall make the final determination as to whether a Commercial Customer receives service using a Bin or a Cart.

5.3.2 Changes in Classification.

The Contractor may make any change in the classification of service requested by any Service Recipient upon written notice to, but not without the approval of, the Public Works Director.

5.4 Refuse Collection

5.4.1 Residential Cart Refuse Collection

Contractor shall provide unlimited Refuse Collection service not less than once per week to all Customers at Residential Dwelling Units not serviced by Bin Service, with one or more Carts for the Collection of Refuse ("Refuse Cart(s)"). Contractor shall use semi-automated or automated mechanized collection system. Solid Waste vehicles shall be equipped with mechanized lifting capability for Carts.

Contractor shall also Collect Refuse placed beside Cart(s) in Customer's bags or boxes at no additional charge. Customers that regularly require more than one Refuse Cart may request additional Refuse Carts as necessary to service the waste stream generated at no additional charge.

If there is a dispute between a Customer and Contractor as to whether Cart or Bin Service shall be provided, City will make the final determination.

5.4.2 Refuse Cart Distribution and Replacement

Customers have been issued Refuse Carts under the prior service contract which Contractor may initially use for Refuse Collection. Contractor is responsible for maintaining and replacing City-provided Carts. Within 12 months of the start of service under this Agreement, Contractor shall replace all Refuse Carts with new Carts that meet the requirements of Section 9.3.2. All Carts, upon distribution in the City become property of the City.

Customers may request 32, 64 or 96-gallon Refuse Carts. Customers may request an exchange of Cart sizes once every six months at no additional charge. Additional exchanges may be charged for in accordance with Appendix E. An exchange will consist of all Cart exchanges

request at the same time, and may include exchanges for multiple Cart types (Refuse, Recycling, Green Waste).

5.4.3 Residential and Commercial Bin Refuse Collection

Contractor shall provide Bin Service to Residential Customers not receiving Cart service, and Commercial Customers that can accommodate a Bin. Contractor shall Collect and remove all Refuse that is placed in Bins from the property of Customers receiving Bin Service, at least once per week and more frequently if required to handle the waste generated at the Premises where the Bins are located. City shall make final determination as to the number and size of Containers, and frequency of Collection to be provided to Customers. Special consideration shall be given when determining the pickup areas to ensure that the flow of traffic is not impeded.

Contractor shall provide 1, 1.5, 2, 3, 4 and 6 cubic yard Bins upon request.

Contractor will service Bins equipped with compaction devices or "compactors" that attach to the Bins. The provision of the compaction device itself is outside this Agreement. Customers may separately negotiate with Contractor to obtain this device, or may obtain this device from another party.

5.4.4 Commercial Premises Cart Service

As an alternative to the requirements of Section 5.4.3, Contractor shall offer Collection in 64-gallon Refuse Carts to Customers at Commercial Premises that do not have space for, or do not generate enough waste to require the use of Bins for Collection. Customer shall be charged based on the number of Refuse Carts provided and the number of pickups per Cart per week (once or twice per week Collection permitted), in accordance with the Approved Rate Schedule. If Contractor and Customer have a disagreement as to whether a Refuse Cart is appropriate, or if City determines the Collection in a Refuse Cart causes health and safety or other concerns, City shall make the final determination as to whether Collection in a Refuse Cart may occur, and as to the frequency of Collection. City does not intend for Commercial Cart service to be provided where such Carts would be placed in a high traffic or pedestrian area. Services, such as Bulky Waste pickups and Recyclables Collection, provided to Commercial Cart Customers shall be the same as those provided to Commercial Bin Customers, and not as provided to Residential Cart Customers.

5.4.5 Overflowing Bins and Commercial Carts

Bin Customers and Commercial Cart Customers that regularly produce more Refuse than their current level of service can accommodate may have their service level increased in accordance with the following procedure:

First Incident in Three Month Period – If more material is placed for Collection than fits in a Bin or Commercial Cart, Contractor shall photograph the overflowing Container, Collect the Solid Waste, and send to the Customer (at both the service and billing addresses) the picture and a letter instructing that further instances may result in an increase in the level of service. Contractor may charge the Bin Overage Cleanup fee in the Approved Rate Schedule, which permits charging after one warning (provided photograph is obtained and delivered).

Second Incident in Three Month Period – Upon the second event of an overfilled Bin or Commercial Cart in a three-month period, Contractor shall photograph the overflowing Container, Collect the Solid Waste, and send to the Customer the picture and a letter instructing that a third incident in that same three month period may result in an increase in the level of service. If the Container overflowed sufficiently to require the driver to leave the Collection vehicle to clean around the Container, Contractor may charge the Bin Overage Cleanup fee in the Approved Rate Schedule.

Third Incident in Three Month Period – Upon the third event of an overfilled Bin or Commercial Cart in a three-month period, Contractor shall photograph the overflowing Container, Collect the Solid Waste, and send to the Customer the picture and a letter requesting that Customer increase its service level. If the Customer declines, Contractor may petition City to permit Contractor to increase the service level to accommodate the higher demand for service. If the Container overflowed sufficiently to require the driver to leave the Collection vehicle to clean around the Container, Contractor may charge the Bin Overage Cleanup fee in the Approved Rate Schedule.

5.4.6 Roll-off Box Service

The provision of service using Roll-Off Boxes is not included under this exclusive franchise, except as required for City facilities under Section 5.15.

5.4.7 Temporary Bin Service – "Rent-a-Bin"

Contractor shall provide exclusive (as limited by Section 4.3) temporary Bin Service using Rent-a-Bins to Customers upon request, with the exclusion of the Collection of Construction

and Demolition Waste. Contractor must deliver a temporary Bin to a Customer within twenty-four (24) hours of request (Saturdays, Sundays and holidays excluded).

Maximum rates for temporary Bin Service are listed in the Approved Rate Schedule. Per pull fee includes service, transportation, disposal, delivery and rental for seven days. Contractor may charge a daily rental fee for each day beyond seven days in which a Bin is not serviced, in accordance with the Approved Rate Schedule.

5.4.8 Bin Pushout/Scout Service

Contractor may not charge a fee for pushing or rolling Bins to point of Collection, or for the use of scout vehicles to position Bins for Collection.

If Contractor must place a Bin in the public right-of-way to facilitate Collection, Contractor shall not permit the Bin to remain in the public right-of-way over one hour. If the Bin is stored under a shoot for Solid Waste Collection, the Bin must be serviced and returned immediately.

5.4.9 Locking Bins

Contractor shall provide locking Bin Service (providing the hasp and lock and servicing the lock) to Customers that request such service in accordance with the Approved Rate Schedule. Contractor shall ensure that Bins provided are capable of being locked.

5.4.10 Redelivery/Return Trip Fee

Contractor may charge a fee, per the Approved Rate Schedule, in the event that Contractor arrives on time for a scheduled Collection of Bins or Roll-Off Boxes, is impeded from Collection due to Container being blocked or otherwise unable to be Collected due to issues within the Customer's control, and Contractor must return a second time for Collection. Charge may be assessed for the trip, not per Bin, in the event of a Customer with multiple Bins.

5.5 Recycling

5.5.1 Recyclables Collection for Residential Cart Customers

Contractor shall provide Recyclable Material Collection service not less than once per week to all Customers at Residential Dwelling Units receiving weekly Refuse Cart service under Section 5.4.1, on the same day of the week as Refuse Collection. Recyclables Collection vehicles shall be equipped with mechanized lifting capability for Carts.

Contractor shall have a Recycling program whereby it, at a minimum, Collects textiles, mixed waste paper (including newspaper, ledger, writing and copying paper, computer, junk mail, magazines, glossy paper, paperback books, cereal boxes, envelopes, paper shopping bags, wrapping paper, phone books), corrugated cardboard, aluminum cans and foil, glass jars and bottles, Steel (tin) food cans, scrap metal, coat hangers, bi-metal beverage cans, empty steel aerosol containers, empty paint cans and Types #1 through #7 plastics, juice boxes and milk cartons and all other materials that can be recovered at the local processing Facility used by Contractor.

Contractor will update public education materials accordingly as new items are added to those recovered by the Facility.

Customers that regularly fill their Recycling Cart(s) may request additional Cart(s) as necessary to service the waste stream generated at no additional charge.

5.5.2 Recyclables Cart Distribution

Customers have been issued Carts under the prior service contract. Contractor may continue to use the Recyclables Carts in distribution as long as they remain in good repair and appearance and meet all specifications of Section 9.3.2. Contractor shall distribute Carts to new Customers or Customers in need of replacement Carts. All Containers, upon distribution in City, shall become the property of City. Customers may request 32, 64 or 96-gallon Recycling Carts. Customers may request an exchange of Cart sizes once every six months at no additional charge. Additional exchanges (excluding exchanges due to damage) may be charged for in accordance with Appendix E. An exchange will consist of all Cart exchanges request at the same time, and may include exchanges for multiple Cart types (Refuse, Recycling, Green Waste).

5.5.3 Recyclables Collection for Residential Bin and Commercial Customers

Contractor agrees to provide unlimited Recycling Collection service to all Residential Bin Customers and all Commercial Customers that request such service from the Contractor. Contractor may assess no charge for providing this Recyclables Collection service, with the exception of the per Dwelling Unit Recyclables Collection fee on all Residential Bin Customers as included in the approved rate schedule. Contractor may purchase Recyclable Materials from its Customers as well. The Contractor agrees to provide Recycling Bins or Carts to such Customers in sufficient quantities and sizes to meet the Recycling needs of each Customer; City may direct Contractor as to the number and size of Cart or Bin to be used and/or frequency of Collection. Recycling Collection programs shall be made available at a minimum

for the same materials as included above in Section 5.5.1 for the Residential Cart Customer program.

Contractor also agrees to make programs available for all other Recyclable Materials for which it has established markets. The Contractor shall notify all Customers of the availability of free Recycling Collection programs via a mailed notice once prior to the start of services under this Agreement and at least annually for the remainder of the Agreement.

Contractor shall contact all Residential Bin and all Commercial Customer accounts via telephone call and/or site visit in an effort to establish Recycling programs within twelve months of the start of service under this Agreement. Contractor shall include a contact log in its Annual Report to the City, detailing:

a. Name, telephone number and address (and e-mail if possible) of Customer representative contacted

b. Date and time of contact

c. Contactor's employee's name that made or attempted the contact

d. Results of the contact (e.g. establishment of program including new Recycling service levels, no new program, no response from Customer)

e. Form of contact (site visit, telephone call).

All contacts shall result in a site visit, unless Customer refused a visit or did not respond to contact, and Contractor provides the above information related to the contact in which the refusal was made.

Contractor shall continue to contact new Customers and revisit non-participating Customers throughout the Term to encourage implementation of Recycling programs. Contractor shall contact Customers with established programs to determine if adjustments should be made to the program, such as additional Containers.

5.5.4 Processing of Bin Waste

5.5.4.1 Processing of Commercial Bin Waste

Contractor shall send 75% of Commercial Bin Refuse Collected by weight for processing to recover Recyclables, with a minimum recovery rate of 25%. Contractor shall maintain processing/disposal weight tickets by route for City review upon request to confirm the minimum tonnage was processed. Contractor may request approval from City as to a

methodology to be used to divide tonnage on any mixed Commercial and Residential Bin routes, or Contractor shall maintain separate routes for Commercial and Residential Bin accounts.

5.5.4.2 Processing of Multi-Family Bin Waste

If requested by City, Contractor shall send 100% of Multi-Family Bin Waste for processing to recover Recyclable Materials prior to landfilling, with a minimum recovery rate of 40%. Upon implementation of this service, monthly Multi-Family Bin rates (excluding per dwelling unit Recycling fee) will be adjusted by 20% in accordance with page E-4 the approved rate schedule.

5.5.5 Waste-To-Energy

Contractor shall send a sufficient number of tons of Refuse from which Recyclables have been removed to a Waste-to-Energy facility for the City to receive 13,000 tons of diversion credit per year as measured on an annual basis. For each ton for which the Contractor falls short of this 13,000 tons in any calendar year, Contractor shall owe City liquidated damages per Section 10.4, or the additional cost avoided by Contractor by landfilling versus diverting this Refuse, whichever is higher. At any time under this Agreement, City may request that this annual requirement be increased up to the maximum amount permitted to receive full diversion credit under the Act. To the extent that diversion from the additional tonnage sent to a Waste-to-Energy facility is necessary to meet the diverison requirements of Section 5.5.6 of this Agreement, there will be no rate adjustment. To the extent the additional tonnage is sent to a Waste-to-Energy facility due to City's intent to increase diversion above levels required under Section 5.5.6, Contractor will receive a corresponding rate adjustment equal to the actual change in costs.

In the event that CalRecycle limits or eliminates diversion credit for transformation, beyond limitations in effect at the start of this Agreement, Contractor and City shall negotiate changes to affected rates and service requirements, which may include but are not limited to changing diversion programs, or reducing diversion requirements and corresponding rates.

5.5.6 Minimum Recycling Requirements

Contractor shall divert from landfilling a minimum of 59% of all Solid Waste it Collects under this Agreement. Compliance will be measured, initially, for the first period from July 1, 2011 to December 31, 2011, and subsequently on a calendar year basis. Recycling of materials not Collected by the Contractor is not to be considered in determining compliance with this requirement. Neither tonnage Collected outside of this exclusive Agreement, including

Construction and Demolition Waste and non-City Roll-Off Box services, nor third party Diversion shall be counted in determining compliance with this section. Liquidated damages shall be assessed under Section 10.4 for failure to meet this goal.

5.5.7 Optional Food Waste Diversion Programs

City reserves the right to require Contractor to implement a program to divert food waste Collected from restaurants and/or from residents. Contractor would be entitled to a rate adjustment for the reasonable incremental costs incurred in processing and transporting the waste. Transportation costs may increase or decrease, depending upon the location of the food waste processing Facility to be used.

5.6 Green Waste Program

5.6.1 Green Waste Collection for Residential Cart Customers

Contractor shall provide Green Waste Collection service not less than once per week to all Customers at Residential Dwelling Units receiving weekly Refuse Cart service under Section 5.4.1, on the same day of the week as Refuse Collection. Green Waste Collection vehicles shall be equipped with mechanized lifting capability for Carts. Contractor shall have a Green Waste Recycling program whereby it, at a minimum, Collects the types of Green Waste defined in Section 1.48. Contractor shall Collect Green Waste placed in Green Waste Cart(s) and all bundled Green Waste Overages as defined in Section 1.49, provided Green Waste Overages are not the result of landscape construction.

Customers that regularly fill their Green Waste Cart(s) may request additional Cart(s) as necessary to service the waste stream generated at no additional charge.

5.6.2 Green Waste Cart Distribution

Customers have been issued Green Waste Carts under the prior service contract which Contractor may initially use for Green Waste Collection. Within 12 months of the start of service under this Agreement, Contractor shall replace all Green Waste Carts with new Carts that meet the requirements of Section 9.3.2. All Carts, upon distribution in the City shall become property of the City.

Customers may request 32, 64 or 96-gallon Green Waste Carts. Customers may request an exchange of Cart sizes every six months at no additional charge. Additional exchanges may be charged for in accordance with Appendix E. An exchange will consist of all Cart exchanges request at the same time, and may include exchanges for multiple Cart types (Refuse, Recycling, Green Waste).

5.6.3 Backyard Compost Program

Contractor shall provide a composting bin and/or worm bin to each Residential Customer that request one, and bill the Customer $35, or another amount as directed by City. Compost/worm bins supplied under this section shall be approximately 30"x30", with a lid, similar to a BioStack bin, unless otherwise directed by City; Contractor shall obtain written City approval prior to ordering bins, and City may select the bin. The difference between the amount billed to the Customer and the actual cost of the bin to the Contractor (excluding delivery or other associated costs) shall be reimbursed to Contractor by the City. City may inform Contractor as to an annual cap or overall cap on the number to be distributed.

5.6.4 Green Waste Collection for Residential Bin and Commercial Customers

Contractor shall provide and service Green Waste Carts to all Residential Bin Customers and Commercial Customers, that request them. Contract may assess a monthly fee per Cart in accordance with the Approved Rate Schedule.

5.6.5 End Uses for Green Waste

Contractor shall divert Green Waste materials Collected through weekly Cart and bundle Collection, Bin Collection, holiday tree Collection, City street sweepings, and mixed waste processing from Disposal. Contractor must provide end uses for Green Waste that maximize Diversion credits for City according to regulations established by the California Integrated Waste Management Board. Green Waste may be used as ADC only to the extent that the City will get full Diversion credit for its use. Contractor is responsible for monitoring how the Green Waste will be diverted at selected facilities and for selecting alternative facilities if necessary to ensure full Diversion credit. Failure to do so places the Contractor in default. City has the option, but not obligation, to direct Contractor where to deliver the material.

5.6.6 Compost Give-A-Way

Twice per calendar year, Contractor will provide two 40-yard containers of compost at a location selected and provided by City. Residents shall receive this compost free of charge, using residents' own bags, on a first-come first-served basis. Contractor is responsible for staffing and cleaning up the event site, and for removing any unclaimed compost and compost containers at the end of the events.

5.7 Bulky Waste Collections

5.7.1 Residential Bulky Waste Collection

Contractor shall provide Bulky Waste pickup service to all Residential Dwelling Units (both Cart and Bin Residential Customers) at no additional charge for an unlimted number of pickups, up to four items Collected at each pickup. For Multi-Family Customers, either property managers or individual Dwelling Units may call in for Collection. Contractor may instruct Customers to provide Contractor with a minimum of 48 hours' notice. Bulky Waste shall be Collected on the Customer's regular Collection day, or on a City-wide fixed Collection day if approved by City. Contractor shall Collect all Bulky Waste as defined in Section 1.11 including items referred to as electronic waste or "e-waste." The following provisions shall apply to this program:

- No single item that cannot be handled by two workers will be accepted.
- The following items will not be picked up: Hazardous Waste, including waste oil or anti-freeze, provided that they are not defined as Bulky Waste per Section 1.11. For the purposes of this section, universal wastes, and televisions, monitors and other items referred to as "e-waste" shall not be considered Hazardous Waste.
- Contractor shall record by class and weight (in tons) the Solid Waste Collected from Bulky Waste pickups. Contractor shall record the kinds and weights (in tons) of this Solid Waste that is diverted from the landfill through Recycling, reuse, Transformation or other means of Diversion.

5.7.2 Commercial Bulky Waste Collection

Commercial Customers may receive Bulky Waste Collection under the same terms for a fee, in accordance with the Approved Rate Schedule in Appendix E.

5.7.3 Bulky Waste Diversion

Bulky Waste Collected by Contractor in accordance with Section 5.7.1, or otherwise Collected under this Agreement, may not be landfilled or disposed of until the following hierarchy of Diversion efforts has been followed by Contractor:

1) Reuse as is
2) Disassemble for reuse or Recycling
3) Recycle

4) Disposal

This hierarchy is intended to preclude the use of front or rear loading packer vehicles for Bulky Waste unless the compaction mechanism is not used to compact the Bulky Waste, unless they have been designated for Disposal.

The City, at its sole discretion, may require the Contractor to schedule Bulky Waste collection services to allow reusers and recyclers (both for-profit and not-for-profit) to have first opportunity to collect Bulky Waste from the curb before the Contractor collects the remaining Bulky Waste.

5.8 Household Hazardous Waste Events

Contractor shall conduct two HHW drop-off events per year and shall be compensated for each event conducted in accordance with the fee schedule in Appendix E; this fee shall be adjusted annually based upon the percentage change in the average annual CPI Less Food and Energy for the calendar year ended the previous December over the average annual CPI Less Food and Energy for the preceding year, adjusted at the same time and in a similar manner to Collection rates per Appendix B. Events shall be held in accordance with the requirements in Appendix D.

5.9 Disposal and Documentation of Electronic and Other Special Wastes

Contractor shall divert waste requiring special handling, such as electronic waste, or "e-waste," Collected in accordance with Sections 5.7, 5.8, 5.11 and 5.15, or by other means under this Agreement, by taking these goods to a properly permitted Facility, and not by landfilling.

Contractor may encourage Customers through public education materials to bring small items requiring special handling, such as fluorescent bulbs or batteries, to a local HHW drop-off center or through door-to-door Collection services, but will properly process such material received through the provision of services under this Agreement at no additional charge.

Contractor shall provide a signed statement verifying that Contractor has delivered all wastes requiring special handling, such as electronic waste and other HHW wastes, to properly licensed Facilities for legal disposal and processing, indicating which Facilities were used, and confirming that Contractor has done proper due diligence to determine that the Facilities used are legally disposing of materials Contractor delivers.

5.10 HHW Collection

5.10.1 Residential Door-to-Door HHW Collection [Optional Service]

City may request Contractor to implement the following Residential HHW Collection program. The option to implement the HHW program remains available to the City throughout the term of the Agreement.

Residents (both Cart and Bin Customers) may call Contractor to request Collection of HHW from their homes at no additional charge. Residents are entitled to unlimited Collections. Items to be Collected shall include, but are not limited to: Sharps, non-controlled pharmaceuticals, paint and paint products, used oil and used oil filters, chlorine, pool acid and other pool products, pesticides, household batteries, fluorescent bulbs and lamps, items with mercury, non-empty aerosol cans, and electronic devices.

Contractor shall mail residents information announcing, and providing instruction on how to use, the new program. HHW Collection shall take place on the Customer's regularly scheduled Collection day. Residents shall call Contractor to schedule their pickup 48 hours in advance of their scheduled Collection day. Collection shall take place on the scheduled Collection day at a mutually agreed upon location.

Upon implementation of this program, Contractor shall be entitled to additional compensation based on the HHW rate included in the approved rate schedule in Appendix E. The Residential door-to-door HHW collection rate shall adjust solely in accordance with the percentage rate changes to the "all other" cost component as described in Appendix B, Section B.4.

5.10.2 Commercial HHW Collection

Contractor shall Collect HHW from Commercial Customers including, but not limited to, items identified under Section 5.10.1 above, and boat batteries, in accordance with the approved rate schedule. Customers shall call Contractor to schedule Collection, which shall be provided Monday through Friday, within 48 hours of call-in.

5.11 Abandoned Item Collection

Commencing on the Service Date, the Contractor shall collect and remove from the City's streets, alleys, parks and other public areas which are located in the City Bulky Waste in any volume which has been unlawfully abandoned or discarded at no additional charge. The City shall set all specifications for unlawfully discarded Bulky Waste collections under which the Contractor shall operate, and decisions of the City shall be final with respect to such operating specifications. Any such specifications shall be consistent with the other terms of this

Agreement. The Contractor shall respond within a reasonable time to calls from the Public Works Director to collect and dispose of such discarded or abandoned Bulky Waste; provided, however that in no event shall the response time exceed 48 hours. The Contractor shall create a specific work order in response to each call received by the Public Works Director with a monthly "Summary of Unlawfully Discarded Bulky Waste Work Order Completed". The summary shall include but not be limited to the date, time, hours spent, and type of unlawfully discarded Bulky Waste collected and disposed of. Contractor will properly divert from landfilling or Dispose of such items in accordance with Sections 5.7.3 and 5.9.

5.12 Holiday Tree Collection

5.12.1 Residential Curbside Collection

The Contractor shall collect all Holiday trees discarded by any Residential Cart Service Customer on the first three regularly scheduled collection days after Christmas Day, or such other days as agreed to by the City and the Contractor, free of any additional charge to the City or any Service Recipient.

5.12.2 Holiday Tree Drop-Off Site

The Contractor shall establish three (3) collection locations, to be determined by the City and the Contractor, for the collection of Holiday trees. Such locations shall contain Roll-Off Containers or another Collection mechanism for the Collection of Holiday trees from Residential and Commercial Customers on the first three weekends (Saturday and Sunday) after Christmas Day. Each collection location shall be open from 9.00 am. to 4:00 p.m. Each collection location shall have one employee of the Contractor present at all times the Collection location is open in order to assist Service Recipients.

5.13 Emergency Services

Contractor will assist City at the City's request with emergency Collection and Disposal service (in the event of major disaster, such as an earthquake, storm, riot or civil disturbance), or as otherwise determined necessary by the City, by providing Collection equipment and drivers normally assigned to City. Contractor may charge City for actual Disposal costs, plus service rates in accordance with the Approved Rate Schedule. Contractor will provide such services within twenty-four (24) hours of notification by the City. Such services may entail collections; and hauling Solid Waste, Source-Separated Recyclable Materials, and/or Bulky Goods. The City may also require the Contractor to perform other assignments necessitated by the nature of the emergency.

5.14 Service to Redondo Beach Unified School District

The Contractor shall provide Solid Waste Handling Services, including Refuse, Recyclables and Green Waste Collection in Bins and Carts, excluding roll-off container service, to the elementary and middle schools and Redondo Beach High School of the Redondo Beach Unified School District at no additional charge to the City, School District or ratepayers; provided, however, that the Contractor acknowledges that such schools are not subject to the City grant of the exclusive franchise, and that such schools have the right to receive services from other persons.

5.15 Municipal Services.

Contractor shall provide the following services for the City at no additional charge to the City (unless otherwise indicated) or ratepayers:

5.15.1 City Facilities Collection

Contractor shall Collect and dispose of all Refuse, Recyclable Material, and Green Waste put in Containers for Collection at Premises owned and/or operated by the City now and in the future at no charge. Service levels and number of facilities serviced may increase during the Term of this Agreement without any additional compensation paid to the Contractor. Such Premises include, but are not limited to, City Hall, City offices, parks and parks yard, City yard, Collection from Harbor area and street maintenance operations. Collections shall be scheduled at a time mutually agreed upon by Contractor and City.

5.15.2 City-Generated Hazardous Waste Collection

Contractor shall Collect and properly Dispose of universal wastes such as fluorescent bulbs and batteries, electronic waste, paints and other items that would be considered Household Hazardous Waste if generated at a Residential Premises, that are generated by, and placed for Collection at, City facilities, or Collected as abandoned items under Section 5.11.

5.15.3 City Projects

Contractor shall provide Collection, Disposal and processing services using Bins or Carts for all public works or other projects conducted by City staff, including Construction and Demolition Waste projects. This debris may be placed in Containers at the City yard, or Contractor may be required to place Bins or Carts at the site of the project. Collection services for projects conducted by outside vendors hired by the City are not included under this section.

Additionally, Contractor shall provide a drop-off location, and an account to be paid by Contractor, for waste generated by City crews at American Waste Transfer Station at 1449 W. Rosecrans Ave., Gardena, where City-generated Solid Waste will be accepted at no additional charge to City or ratepayers.

5.15.4 Street Sweepings

Contractor shall Collect and process/dispose of street sweepings placed in the Contractor-provided Roll-Off Boxes or other City-approved Containers at the City Yard at no additional charge. Contractor shall process this material to ensure that the City receives full Diversion credit, such as composting. Use of Green Waste as alternative daily cover at landfills is permitted only to the extent that full Diversion credit is received and the material does not count as Disposal.

Contactor shall service and return all emptied Roll-Off Boxes to the City yard for the Collection of street sweepings by 9:00 a.m. each Monday through Friday.

5.15.5 Extra Services

Periodic repair, relocation, placement, and additional collections will also be provided on an as-needed basis at no additional charge.

5.15.6 City Litter Containers

The Contractor shall provide Refuse and Recyclables Collection service for all City public litter Containers currently in service or which may be placed in service in the future at no additional charge. Number, location and frequency of Collection from public litter Containers may vary over the Agreement Term; no corresponding rate adjustment shall be made. Contractor is responsible for ensuring that litter Containers are Collected with sufficient frequency that Containers do not fill. Public street litter containers are located throughout the City. City cans in the City's Harbor area shall be collected at least twice per week in the winter and three times per week from June through September, but may require additional service at no additional charge.

5.15.7 Pier Compactor

Contractor shall service the City's compactor Roll-Off Box at the pier daily or as otherwise instructed by the City. Compactor shall be emptied and returned by no later than 11:00 a.m. each day. Contractor shall be compensated on a per pull plus Disposal basis in accordance with the Approved Rate Schedule in Appendix E. The City shall provide the compactor for

centralized collection at the Pier. The Contractor shall steam clean the compactor after each pull. See Section 10.4 for liquidated damages for failure to steam clean.

5.15.8 Pier Collection Containers

The City uses 33 Collection Containers at the Pier, which are 2 or 3-cubic yards in size. These Containers have been retrofitted to fit trailer vehicles operated by the City on the Pier. City crews are responsible for the daily movement of trash from locations on the Pier to the Pier compactor Roll-Off Box (see Section 5.15.7 above) using these Containers. The Contractor shall provide maintenance and replacement of these containers as needed, and steam cleaning of these containers on a quarterly basis. The type and size of replacement Containers must be approved by the Director of Public Works prior to the purchase of these Containers.

5.15.9 Container Cleaning

Contractor is responsible for the cleaning of all Containers used by City and/or Contractor in the provision of Solid Waste Handling Services under this Agreement.

5.15.10 City Sponsored Events

Contractor shall provide Solid Waste and Recycling Collection and Disposal/processing service for City-sponsored events. This shall include providing Containers (Bins, Roll-off Boxes, clearly labeled Recycling Containers and cardboard waste boxes with liners) to Collect and dispose of, or process, all Solid Waste and Recyclable Materials. The Contractor shall provide these services at City-sponsored events, at no cost to City or ratepayers. City-sponsored events include, but are not limited to:

- Public Safety Fair
- Spring Fest
- Fourth of July
- Lobster Festival
- Earth Day
- 10K Run

5.15.11 Shred Day

Contractor will conduct one shred day per year, on a City-approved day, at a City-provided location at no additional cost. City will inform Contractor of the time at which each event will begin, and each event shall last for eight hours. Contractor shall be on-site for a suffcient time before and after the event to set up and clean up. Contractor shall provide staff and equipment to Collect all paper delivered by anyone that resides or operates a business in the City.

Contractor will shred paper in manner that guarantees confidentiality and destruction of the documents, and diverts the shredded material from landfilling. Contractor will publicize the event through its mailers, contacting local business groups and placing local ads.

5.15.12 Large Venue Event Assistance, Event Recycling

Contractor will assist planners of large venue events with reporting and planning needs as may be useful in meeting the requirements of AB 2176 at no additional charge. Contractor shall provide Recycling services upon request to special event planners.

Refuse Collection and Disposal services at such events shall be provided as otherwise described in this Agreement, in accordance with Section 5.15.10 for City-sponsored events and/or Exhibit E for other services to be provided within the scope of this Agreement, subject to scope limitations described in Section 4.3.

5.15.13 Optional Sharps Collection

City may require Contractor to implement a Sharps Collection program in the future, at which time the Contractor will be entitled to a rate adjustment for the additional costs.

5.16 Push-Out/Push-Back Service

Contractor shall provide push-out/push-back service to Customers requesting this service. Contractor will remove Refuse, Recyclable and Green Waste Carts and Green Waste bundles from Customer's storage area, place them out for Collection, and return Containers to Customer's storage area after Collection, ensuring that all doors or gates are closed securely. Contractor may charge Customers for this service in accordance with the Approved Rate Schedule, unless Customer is entitled to this service at no additional cost under Section 5.17. The Contractor shall bill such Customers directly for backyard service in accordance with the Service Fee Schedule on Cost Sheet D.

5.17 Push-Out/Push-Back Service for Elderly or Disabled

Contractor shall provide Customers who have difficulty moving their carts to the designated point of Collection due to age or physical disability with push-out/push-back service, as described in Section 5.16, at no additional charge. In order to qualify for such service, Customers must have been issued a handicap placard from the Department of Motor Vehicles, receive written verification from a medical doctor, or otherwise obtain approval to receive such service from the City. Additionally, free push-out/push-back service need not be provided if an able-bodied person resides with the Customer. The Contractor shall notify all Customers of the availability of free push-out/push-back service as described in this section,

and may require Customers requesting free service to execute a form (to be provided by the Contractor) certifying the reason such Customers qualify for free push-out/push-back service. The form shall be subject to the approval of the City.

5.18 City's Right to Direct Changes

5.18.1 General

City may direct Contractor to perform additional services (including new Diversion programs, etc.) or modify the manner in which it performs existing services or Bills for services. Pilot programs and innovative services which may entail new Collection methods, and different kinds of services and/or new requirements for Waste Generators are included among the kinds of changes which City may direct. Contractor acknowledges that State law may increase the Diversion requirement during the Term of this Agreement and Contractor agrees to propose services to meet such Diversion requirements. Contractor shall be entitled to an adjustment in its Contractor Compensation for providing such additional or modified services, including a profit factor equal to ten percent (10%) of the incremental cost of such additional or modified services. City may utilize cost components included in the Contractor's Proposal in calculating equitable rate adjustments. If City and Contractor cannot agree on compensation for new or additional services, then City may contract with other parties for such services, which shall be considered exempt from the exclusivity provisions of this Agreement.

5.18.2 New Diversion Programs

Contractor shall present, within sixty (60) days of a request to do so by City, a proposal to provide additional or expanded Diversion services. The proposal shall contain a complete description of the following:

- Collection methodology to be employed (equipment, manpower, etc.).
- Equipment to be utilized (vehicle number, types, capacity, age, etc.).
- Labor requirements (number of employees by classification).
- Type(s) of Containers to be utilized.
- Type(s) of material to be Collected.
- Provision for program publicity/education/marketing.

- Program costs and impact to ratepayers, including a three-year projection of the financial results of the program's operations in an operating statement format including documentation of the key assumptions underlying the projections and the support for those assumptions.

ARTICLE VI

SOLID WASTE COLLECTION SERVICE OPERATING REQUIREMENTS

6.1 Collection Routes.

The Contractor shall establish and maintain Collection routes in such manner to provide for the uniform and efficient collection of City Solid Waste from all Residential Premises and Commercial Premises on a Monday-through-Saturday basis. Residential Cart Collection routes shall maintain the Collection days in effect immediately prior to the start of service under this Agreement, unless and until City approves a change request. See Appendix A for City map by Residential Cart Collection day. City shall not be obligated to adjust parking restrictions to accommodate Collection routes. The Contractor shall not schedule City Solid Waste collection on Sundays, except as specified in this Agreement or as authorized by the Public Works Director. At all Residential Premises and Commercial Premises which require more than one (1) collection per week, the Contractor shall schedule collections at equally spaced intervals throughout the work week, or as approved by the Public Works Director.

City shall approve the vehicle type and routing plan on one-way streets and in hard-to-service areas identified by the City, including scout vehicles and specialty collection trucks.

6.2 Compliance with Transition Plan and Services

In performing its obligations under this Agreement, the Contractor shall comply with the Transition Plan contained in Appendix H and shall at all times comply with the Service requirements contained in Article V of this Agreement. Failure to meet any deadlines or requirements in the Transition Plan may result in the imposition of liquidated damages per Section 10.4. Any changes to services shall be reflected in a formal amendment to this Agreement. The City shall have the right at any time to direct the Contractor to change, amend, modify or otherwise revise the services; provided, however, that the Contractor shall be entitled to an adjustment in an amount equal to any increased costs resulting from such amendment, modification or revision of the services to the extent provided in Section 5.18 hereof. The Contractor also may request the City to approve any such revision, which the Contractor may propose. The City's approval of any such request may be withheld or delayed in the City's sole and absolute discretion. Any such revision directed or approved by the City shall be incorporated into this Agreement and shall be evidenced by formal amendment

thereto. Upon such direction or approval by the City, the Contractor shall notify all affected Service Recipients at least seven (7) days prior to implementing the revision.

6.3 Route Information.

The Contractor shall provide to the City a written description and maps describing areas of collection for Single-Family Home Service Recipients, including but not limited to, day of the week of service, approximate time of collection (a.m. or p.m.) and regularly assigned equipment by identification number. Upon the request of the City the Contractor shall also provide routing (start point, end point, and actual street-by-street course) and route numbers with respect to Single-Family Home Service Recipients. The maps submitted to the City shall be the most current City of Redondo Beach house number maps distributed by City's Department of Engineering. In addition, with respect to Multi-Family Building and Commercial Service Recipients, the Contractor shall provide the City with a listing of such Service Recipients, the day(s) of the week each such Service Recipient receives services, and the type of service each such Service Recipient receives. Written descriptions and maps shall be delivered to the City within four (4) weeks after start of service. (The City may make such materials available to Customers upon request.) To permit the City to analyze traffic impacts, the Contractor shall submit to the City any proposed change to routes (including, but not limited to, boundaries and route numbers) not less than thirty (30) calendar days prior to the proposed date of the change. No changes may be made prior to the Contractor's receipt of written approval from the City, which approval may be withheld at the City's discretion, and prior to providing affected Customers with seven days notice of the change. If requested by the City Council, any major changes in residential routes shall be the subject of a public hearing. All such maps and other information shall be kept current.

6.4 Dedicated Routes

Solid Waste Collected in the City may not be commingled in Collection vehicles with Solid Waste from other jurisdictions. All routes shall be dedicated exclusively to City of Redondo Beach Solid Waste. One-time or temporary commingling of routes due to a vehicle breakdown or emergency may be permitted provided Contractor receives advanced approval from the Public Works Director or assignee, or if the breakdown or emergency requires a one-time commingling of routes at a time when the Public Works Director or assignee is not accessible, that Contractor notify City as soon as possible.

6.5 Route Audit

Once during the first year, and subsequently upon City request, but no more than once every three years, Contractor shall conduct an audit of its Collection routes in the City. City may use

information from the audit to develop a request for proposals for a new service provider. City may instruct Contractor when to conduct the audit in order for the results to be available for use in preparation of a request for proposals or for other City uses. City may also instruct Contractor to conduct an audit at a time that would produce the most accurate Customer service information for a new service provider to use in establishing service with Customers. In setting these audit dates, City will establish due dates for Contractor providing routing and account information, and later, the report, to City.

The route audit, at minimum, shall consist of an independent physical observation by person(s) other than the route driver of each Customer in City. This person(s) is to be approved in advance by City. The route audit information shall include, as a minimum, the following information for each account:

For Residential Cart Customers:

- Route Number;
- Truck Number;
- Number and size of Carts by waste stream (Refuse, Recycling, Green Waste)
- Cart condition;

For Residential Bin and Commercial Customers:

- Route Number;
- Truck Number;
- Account Name;
- Account Number;
- Account Service Address;
- Account Type (Residential, Commercial);
- Service Level per Contractor Billing system (Quantity, Size, Frequency);
- Observed Containers (Quantity and Size).
- Container condition;
- Proper signage; and,
- Graffiti.

Within thirty (30) days after the completion of the route audit, Contractor shall submit to City a report summarizing the results of the audit. This summary shall include:

- Identification of the routes;
- Route map;
- Truck numbers;
- Number of accounts, by route and in total (Cart, Residential Bin, Commercial);
- Confirmation that all routes are dedicated exclusively to City Customers;

- Number and type of exceptions observed;
- Total monthly service charge (Cart, Residential Bin, Commercial), pre-audit;
- Total monthly service charge (Cart, Residential Bin, Commercial), post-audit (subsequent to corrections of identified exceptions); and,

The report shall include a description of the procedures followed to complete the route audit. This description shall include the names and titles of those supervising the route audits and the name and titles of those performing the observations.

The report shall also include a description of the changes and Contractor's plans to resolve the exceptions. The results of the audit, and supporting back-up data, shall be available for review by City or its representative.

6.6 Service Exceptions; Hazardous Waste Notifications

A. Failure to Collect. When Solid Waste is not Collected from any Solid Waste Service Recipient, Contractor shall notify its Service Recipient in writing, at the time Collection is not made, through the use of a "red tag" or otherwise, of the reasons why the Collection was not made.

B. Hazardous Waste Inspection and Reporting. Contractor reserves the right to inspect Solid Waste put out for Collection and to reject Solid Waste observed to be contaminated with Hazardous Waste and the right not to Collect Hazardous Waste put out with Solid Waste. Contractor shall notify all agencies with jurisdiction, if appropriate, including the California Department of Toxic Substances Control and Local Emergency Response Providers and the National Response Center of reportable quantities of Hazardous Waste, found or observed in Solid Waste anywhere within City. In addition to other required notifications, if Contractor observes any substances which it or its employees reasonably believe or suspect to contain Hazardous Wastes unlawfully disposed of or released on any City property, including storm drains, streets or other public rights of way, Contractor will immediately notify the Public Works Director. Contractor shall implement and maintain a training program that will assist its employees in identifying and properly disposing of any Hazardous Waste that may come into their possession.

C. Hazardous Waste Diversion Records. Contractor shall maintain records showing the types and quantities, if any, of Hazardous Waste found in Solid Waste and which was inadvertently Collected from Service Recipients within City, but diverted from landfilling.

6.7 Routing and Coordination With Street Sweeping Services

Contractor shall provide all routes and route schedules to the City and work with City to coordinate and resolve conflicts with street sweeping schedules.

6.8 Report of Accumulation of Solid Waste; Unauthorized Dumping

Contractor shall direct its drivers to note (1) the addresses of any Premises at which they observe that Solid Waste is accumulating and is not being delivered for Collection; and (2) the address, or other location description, at which Solid Waste has been dumped in an apparently unauthorized manner. Contractor shall deliver the address or description to City within one (1) working day of such observation.

6.9 Hours of Service

The Contractor shall not perform any collections between the hours of 6:00 p.m. and 7:00 a.m. in residential areas or commercial areas, which are 200 feet from residential areas. No Contractor-owned vehicle shall operate before 6:00 a.m. or after 6:00 p.m. in any area of the City, excluding vehicles which do not collect or transport Solid Waste or Containers. Contractor shall not make exceptions to these Collection times without advance written approval from the City. The Contractor shall arrange with the Service Recipients to make collections on the same day of the week, regardless of weather conditions. The Public Works Director may change the collection time as required by the needs of the Service Recipients or the Contractor.

Contractor shall not Collect Solid Waste from Customers located on Pacific Coast Highway or on Prospect Ave. (both North and South) between the hours of 7:30 a.m. and 9:30 a.m. and between 3:00 p.m. and 5:00 p.m.

6.10 Missed Pickups

The failure of the Contractor to collect Solid Waste, Source-Separated Recyclable Materials or Green Waste which has been properly set-out for collection shall be considered a missed collection, and the Contractor shall collect the material from the Service Recipient within twenty-four (24) hours of notification from Customer or City of the missed collection.

6.11 Holidays.

Collection of City Solid Waste shall not occur on the following legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, except in case of emergency or as otherwise required by the Public Works Director. Whenever

a regular collection falls on such a holiday, the collection shall be made on the following working day, and collections throughout the City shall become current within one (1) week thereafter. Collection shall not be rescheduled when the holiday falls on a Sunday, unless otherwise agreed to by City and Contractor. Holidays will not count towards any response time requirements placed on the Contractor. Commercial Service Recipients that subscribe to seven day per week collection shall receive collection on the holiday and such service shall not be rescheduled.

6.12 Collection Locations

6.12.1 General

The Public Works Director will establish the collection location for all Containers. The Contractor is responsible for the collection of all City Solid Waste placed for collection in a legal manner, at all such designated collection locations. The Contractor shall immediately notify the Public Works Director of any condition at or near any collection location, which creates a safety hazard or accessibility problem. Upon authorization by the Public Works Director, the Contractor shall discontinue collection for any such location until the safety hazard or accessibility problem is corrected.

6.12.2 Enclosures

Where the collection location is within an enclosure constructed pursuant to the requirements of the City, the Contractor shall be responsible for the removal and replacement of all Containers placed therein. The Contractor shall use sufficient care in the handling of such Containers so as to prevent any damage to the enclosure, the enclosure doors, and adjacent facilities or improvements. The Contractor shall repair at its own expense, and within thirty (30) working days after notification from the Public Works Director, any such enclosure or adjacent facilities or improvements damaged by it. The Public Works Director shall resolve any disputes relating to such damage and the Contractor agrees to abide by such decision.

6.12.3 Residential Cart Placement

Carts shall be placed for Collection at a location designated by the City, which may be on the curb verses in the street, in an alley, or in a location requiring the driver to leave the Collection vehicle to move the Carts for Collection and to return the Carts to their original location due to parked cars, space restraints or other reasons. Collection point is intended to be in the public right-of-way and not on private property, unless Push-Out/Push-Back Service is provided in accordance with Section 5.16 or 5.17.

6.13 General Requirements Relating to Collection

6.13.1 Noise

The Contractor shall conduct all collection of Solid Waste in as quiet a manner as possible. The noise level generated by equipment or vehicles shall not exceed a single-event noise level of seventy-five (75) decibels at a distance of twenty-five feet from the collection vehicles. Contractor shall submit to City, upon City's request, a certificate of vehicle noise level testing by an independent testing entity approved by the City. Each vehicle used for the collection, hauling and disposal services identified in this Agreement shall be equipped with an audible warning device that is activated when the vehicle is backing up.

6.13.2 Clean Up

The Contractor shall cause all spills of City Solid Waste occurring during the collection process to be cleaned up immediately upon the occurrence of the spill. Contractor shall close all gates after making collections and shall avoid crossing private or public planting areas and grounds or jumping over hedges and fences. All Containers shall be returned by the Contractor to their designated collection location in an upright and orderly fashion.

6.13.3 Improper Loading of Containers

The Contractor may decline to collect any City Solid Waste that (1) has not been properly loaded into containers, (2) has been overloaded in containers by weight or volume, or (3) has been compacted or otherwise placed, kept or accumulated in a manner such that the City Solid Waste will not, of its own weight, fall out of the Container in which it is placed when such Container is turned upside down.

6.13.4 Authorized Non-Collection of Certain Waste

The Contractor will not be required to remove Construction and Demolition Waste under this Agreement except when presented for collection in approved debris containers and less than 1 cubic yard in capacity. In addition, Contractor shall not be required to remove dead animals or other City Solid Waste from any place where highly infectious or contagious disease has been present.

6.14 Warning Notice for Un-Collected Solid Waste

Contractor shall place a red tag or other warning notice at least 2-7/8" by 5-3/4" approved by the City on all Residential and Commercial Refuse, Recyclable Material or Green Waste Containers or items that are not Collected. Tag/notice must indicate to the Customer why the

load was not Collected and provide Contractor's phone number. For Bin Customers, or Cart Customers with off-site management such as small apartment buildings, Contractor shall also mail a copy of the warning to the Customer's Billing address. Contractor shall maintain a log of all warning notices issued pursuant to this section for a year, including date and location of occurance, and shall provide the log to the Public Works Director upon request. With prior written City authorization, Contractor may remove the Recycling or Green Waste Containers from habitual contaminators that have received a total of three warnings on the Container in any three-month period due to contaminated loads. Residential Recycling and Green Waste Containers will be returned only after six months, or upon direction of the City, or if there is a change of occupancy. Commercial Containers will be returned upon direction of the City, or if there is a change of occupancy.

6.15 Litter Abatement

6.15.1 Minimization of Spills

Contractor shall use due care to prevent Solid Waste or fluids from leaking, being spilled and/or scattered during the Collection or transportation process. If any Solid Waste or fluids leak or spill during Collection, Contractor shall promptly clean up all such materials. Each Collection Vehicle shall carry a broom, shovel, absorbent, and containment materials at all times for this purpose.

Contractor shall not transfer loads from one vehicle to another on any public street, unless it is necessary to do so because of mechanical failure, accidental damage to a vehicle, or a pre-approved method of Solid Waste transfer between vehicles, without prior written approval by City.

6.15.2 Clean Up

During the Collection or transportation process, Contractor shall clean up all litter spilled during Collection or otherwise caused by Contractor. Contractor shall leave a "red tag" notice for Customer if litter not caused by Contractor is found in Container enclosure or around Containers. Section 5.4.5 provides remedies to Contractor for addressing habitual offenders and charging Customers for the cleaning of Container enclosures or around the Container if it is littered due to overflowing Containers.

In the event of a spill of materials (vehicle fluids, Green Waste, leachate, etc.), Contractor shall provide a cleanup of the spill to the satisfaction of City and other Government Bodies. Cleanup methods may include pressure washing (Contractor must capture and reclaim water) or other similar clean-up methods.

6.15.3 Covering of Loads.

Contractor shall properly cover all open Container during transport to the Disposal Site.

6.16 Personnel

A. Qualified Drivers. Contractor shall furnish such qualified drivers, mechanical, supervisory, clerical, management and other personnel as may be necessary to provide the services required by this Agreement in a satisfactory, safe, economical and efficient manner. All drivers shall be trained and qualified in the operation of vehicles they operate and must possess a valid license, of the appropriate class, issued by the California Department of Motor Vehicles. Contractor shall furnish drivers that have a basic comprehension of the spoken English language.

B. Hazardous Waste Employee Training. Contractor shall establish and vigorously enforce an educational program which will train Contractor's employees in the identification of Hazardous Waste. Contractor's employees shall not knowingly place such Hazardous Waste in the Collection Vehicles, nor knowingly dispose of such Hazardous Wastes at the processing Facility or Disposal Site.

C. Customer Courtesy. Contractor shall train its employees in Customer courtesy, shall prohibit the use of loud or profane language, and shall instruct Collection crews to perform the work quietly. Contractor shall use its best efforts to assure that all employees present a neat appearance and conduct themselves in a courteous manner. If any employee is found to be discourteous or not to be performing services in the manner required by this Agreement, Contractor shall take all necessary corrective measures including, but not limited to, transfer, discipline or termination. If City has notified Contractor of a complaint related to discourteous or improper behavior, Contractor will consider reassigning the employee to duties not entailing contact with the public while Contractor is pursuing its investigation and corrective action process.

D. Unauthorized Material Removal. Contractor shall dismiss or discipline employees who remove documents or any other material from Containers, other than specifically for the purposes of Disposal and Diversion as described in this Agreement.

E. Training. Contractor shall provide suitable operations, health and safety training for all of its employees who use or operate equipment or who are otherwise directly involved in Collection or other related operations. Contractor will train drivers to recognize and report unusal or suspicious situations to assist local law enforcement.

F. Compliance with Immigration Laws. Contractor shall be knowledgeable of and comply with all Applicable Laws which may apply to the performance of this Agreement. Consultant warrants and represents that all of its employees, including any and all prospective employees hired to perform services for the City under this Agreement and the employees of any subcontractor retained by the Consultant to perform a portion of the services under this Agreement, are and will be authorized to perform the services contemplated by this Agreement in full compliance with all Applicable Laws, including, but not limited to, the Immigration Nationality Act of 1952 (commencing with Section 1101 of Title 8 of the United States Code), and the Immigration Nationality and the Immigration Reform and Control Act of 1986 (commencing with Section 1324a of Title 8 of the United States Code), as amended. Contractor agrees to verify the legal status of all of its employees and provide documentation of such verification whenever requested by the City. If Contractor discovers that any employee it has retained is not in compliance with Applicable Laws, Contractor agrees to terminate such employee. The Contractor shall keep all records indicating compliance required by the Federal Immigration and Control Act of 1986 and shall make such records available for inspection by the Public Works Director upon request

G. Employee Uniform. The Contractor shall take all steps necessary to ensure that its employees performing collection services conduct themselves in a workmanlike manner, and as quietly as possible. All such employees shall at all times of employment be dressed in clean uniforms with suitable identification. No employee may remove any portion of his or her uniform while working. The style and appearance of employee uniforms shall be subject to the approval of the Public Works Director.

H. Additional Staffing. Should the Contractor or City determine that additional staffing is required to service Agreement than Contractor anticipated in its proposal, due to additional routes, high customer service demand or otherwise, Contractor shall provide additional staff at no additional charge.

I. Consideration of Former Hauler's Drivers. Contractor shall conduct a job fair for, and accept applications from, employees of the City's former solid waste service provider, Consolidated Disposal Service, that provide services within the City; Company shall grant interviews to, and consider for hire, all qualified employees.

6.17 Identification Required

Contractor shall provide its employees, companies and subcontractors with identification for all individuals who may make personal contact with residents or businesses in City. City may

require Contractor to notify Customers yearly of the form of said identification. Contractor shall provide a list of current employees, companies, and subcontractors to City upon request.

City reserves the right to perform a security and identification check through the City's Police Department on the Contractor and all their present and future employees employed by Contractor to work in the City, in accordance with accepted procedures established by City, or for probable cause.

6.18 Fees and Gratuities

The Contractor shall not, nor shall it permit any agent, employee or subcontractor employed by it, to request, solicit, demand or accept, either directly or indirectly, any compensation or gratuity for the collection for City Solid Waste or other Solid Waste Handling Services, except such compensation as is specifically provided for herein.

ARTICLE VII

RECORDS, REPORTS AND INFORMATION REQUIREMENTS

7.1 General

Contractor shall maintain such accounting, statistical and other records related to its performance under this Agreement as shall be necessary to develop the financial statements and other reports required by this Agreement. Also, Contractor agrees to conduct data collection, information and record keeping, and reporting activities needed to comply with applicable laws and regulations and to meet the reporting and Solid Waste program management needs of City. To this extent, such requirements set out in this and other Articles of this Agreement shall not be considered limiting or necessarily complete. In particular, this Article is intended to only highlight the general nature of records and reports and is not meant to define exactly what the records and reports are to be and their content. Further, with the written direction or approval of City, the records and reports to be maintained and provided by Contractor in accordance with this and other Articles of the Agreement shall be adjusted in number, format, or frequency.

Contractor shall maintain all records necessary to allow the City to determine Contractor's compliance with the terms of this Agreement and compliance with the performance standards presented in this Agreement. The records shall be maintained in a manner that allows for easy verification of Contractor's performance.

7.2 Records

7.2.1 General

Contractor shall maintain records required to conduct its operations, to support requests it may make to City, and to respond to requests from City in the conduct of City business. Adequate record security shall be maintained to preserve records from events that can be reasonably anticipated such as a fire, theft and earthquake. Electronically maintained data/records shall be protected and backed up. All records shall be maintained for seven (7) years, and shall continue to be available for seven (7) years after the expiration of this Agreement. After minimum holding periods are met, Contractor will notify City 90 days before destroying records.

Contractor agrees that the records of any and all companies conducting operations addressed in the Agreement shall be provided or made available to City and its official representatives during normal business hours. Account histories shall be accessible to the City by computer

for a minimum of seven (7) years. City may review or utilize any of the records described in this section. Such records include, but are not limited to, financial, Solid Waste, CERCLA and Disposal records.

7.2.2 Financial Records

Contractor shall maintain financial records relating to its operations pursuant to this Agreement separate and segregated from such records relating to its other operations.

Contractor shall maintain at least the following records:

- Audited financial statements for Contractor or, if a guarantee was provided, for the parent company guarantor as a whole;
- Financial statements of revenue and expense for this Agreement segregated from the other operations of Contractor (including without limitation those operations of Contractor in City and surrounding jurisdictions which are not covered by this Agreement), including a description of segregation methodology (Contractor shall provide these financial statements upon City request pursuant to Appendix B, Section B.5 or Section 7.3.4);
- Complete annual financial statements of Contractor's publicly traded Parent company, to be provided to the City Manager and Public Works Director not later than 120 days after the close of Contractor's fiscal year [IF APPLICABLE]; and,
- Complete descriptions of related party transactions (corporate and/or regional management fees, inter-company transactions regarding transfer, processing or Disposal operations).

7.2.3 Solid Waste Records

Contractor shall maintain and make available to the City upon request the following records relating to its operations pursuant to this Agreement:

a) Customer services and Billing/City payment records;

b) Records of tons Collected, processed, diverted and disposed by waste stream (Refuse, Recycling, Green Waste), by Customer type (Cart, Residential Bin, Commercial, City Roll-Off Box), and the Facilities (Transfer Station, MRF, or landfill) where such material was taken (Residential Bin verses Commercial Bin tonnage may be estimated based upon Container distribution or other method approved by City);

c) Weight tickets from the Disposal/processing Facility with route number, truck number, by day and date;

d) Quantity of Recyclable Materials recovered by material type, as well as quantity of material diverted from landfills in compliance with AB 939;

e) Bulky Waste pickup results and Special Event tonnages, including tons disposed and diverted;

f) Routes;

g) Facilities, equipment and personnel used;

h) Facilities and equipment operations, maintenance and repair;

i) Number and type of Refuse, Recycling and Green Waste Containers in service;

j) Complaints; and,

k) Missed pickups.

7.2.4 CERCLA Defense Records

City views the ability to defend against actions arising under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and related litigation as a matter of great importance. For this reason, City regards the ability to prove where Solid Waste Collected in Redondo Beach was taken for Disposal, as well as where it was not taken, to be matters of concern. Contractor shall maintain data retention and preservation systems which can establish where Solid Waste Collected under this Agreement was landfilled (and therefore establish where it was not landfilled), as well as where Recyclable Materials and Green Waste Collected were taken for processing and where any residual Refuse was taken for Disposal, for not less than seven (7) years following the termination of this Agreement, and agrees to notify City's Risk Manager and City Attorney at least ninety (90) days before destroying such records thereafter. At any time, including after the expiration of the Term hereof, Contractor shall provide copies of such records to City within fifteen (15) days of City's request for such records. Records shall be in chronological and organized form and readily and easily interpreted. The requirements of this section shall survive the expiration of the Term.

7.2.5 Other Programs' Records

Records for other programs shall be tailored to specific needs. In general, they shall include:

a) Plans, tasks, and milestones; and,

b) Accomplishments in terms such as dates, activities conducted, quantities of products used, produced or distributed, and numbers of participants and responses.

7.2.6 Audit

City may conduct an audit of Contractor at any time. The scope of the audit, and auditing party, will be determined by City and the scope may include, but is not limited to, compliance with terms of this Agreement, Customer service levels and Billing, fee payments, Gross Receipts, tonnage, and verification of Diversion rate.

Contractor shall fund biennial audits. The first Contractor-funded audit, to be performed following the first Agreement Year, will be based on the Contractor's reports and records for the Agreement Year ending June 30, 2012. Contractor-funded audits will be performed every other year thereafter (the biennial audit). Contractor will reimburse to the City the cost of such audits (including audits conducted by City staff) up to $80,000 for the first audit, and $50,000 for each subsequent biennial audit, adjusted for inflation as described herein. The $50,000 amount shall be increased annually, using the average annual CPI Less Food and Energy calendar year 2011 as a starting point. The $50,000 shall increase for the fiscal year starting July 1, 2013 by the percentage change in the average annual CPI Less Food and Energy for calendar year 2012 versus the annual average for calendar year 2011; for the fiscal year starting July 1, 2014, this adjusted figure will increase again by the percentage change in the average annual CPI Less Food and Energy for calendar year 2013 over the average annual index for calendar year 2012.

Should an audit conducted or authorized by the City disclose that fees payable by Contractor were underpaid by three percent (3%) or more, that tonnage was mis-reported by three percent (3%) or more, or that three percent (3%) or more of the Customers were inaccurately billed based on the auditor's sampling, for the period under review, City may expand the scope of the audit and recover additional audit costs from the Contractor.

7.2.7 Payments and Refunds

Should an audit disclose that fees payable by the Contractor were underpaid or that Customers were overcharged for the period under review, Contractor shall pay to City any underpayment of fees and/or refund to Contractor's Customers or to City, as directed by City, any overcharges within thirty (30) days following the date of the audit. Contractor shall pay interest to the City for any underpayment or overcharges at an annual rate of twelve percent (12%). Undercharges shall not be billed in arrears for more than ninety (90) days of service,

with any remaining undercharges absorbed by Contractor. Should an audit disclose that fees were overpaid, City shall credit such amounts against future fees payable by Contractor.

7.3 Reports

7.3.1 Report Formats and Schedule

Records shall be maintained in forms and by methods that facilitate flexible use of data contained in them to structure reports, as needed. Reports are intended to compile recorded data into useful forms of information that can be used to, among other things:

a) Determine and set rates and evaluate the financial efficacy of operations;

b) Evaluate past and expected progress towards achieving the Act goals and objectives;

c) Determine needs for adjustment to programs; and,

d) Evaluate Customer service and complaints.

Contractor may propose report formats that are responsive to the objectives and audiences for each report. The format of each report shall be approved by City and City may instruct Contractor to restructure reports. In addition to submitting all reports on paper, Contractor agrees to submit all reports in an electronic format approved by City, compatible with City's software/computers at no additional charge.

Reports shall be submitted within thirty (30) calendar days after the end of the reporting period. Annual reports for which a date is not otherwise specified in this Agreement shall be submitted within thirty (30) calendar days after the end of the calendar year. If requested, Contractor's complaint log, maintained per Section 10.3.1 shall be sent to the Public Works Director within five (5) business days of request.

All reports shall be submitted to:

Public Works Director (or designated representative)
City of Redondo Beach
531 N. Gertruda Ave.
Redondo Beach, CA 90277

7.3.2 Monthly Reports

The information listed below shall be the minimum reported:

a) Solid Waste Collected by Contractor, sorted by type of Solid Waste Collected and diverted (Refuse, Recycling, Green Waste) in tons (including contamination and Diversion rates for each wastestream and Customer type), Customer type (Cart, Residential Bin, Commercial Bin, City Roll-Off Box) and the Facilities where the tons were processed or disposed.

b) Recycling and Green Waste participation rates, based upon set-out rate frequency.

c) Warning notices issued for contaminated Recyclable Materials and Green Waste Containers.

d) Complaint log, maintained per Section 10.3.1, and narrative summary of problems encountered and actions taken with recommendations for City, as appropriate.

e) Quantity of Recyclable Materials recovered by material type, as well as quantity of material diverted from landfills in compliance with AB 939;

f) Description of Contractor outreach activities and copies of promotional and public education materials sent during the month.

g) Other information or reports that City may reasonably request or require.

7.3.3 Annual Report

The Annual Report is to be essentially in the form and content of the monthly report, but shall also include:

a) A summary of the number of Containers in service as of December 31 by size (number of gallons, number of yards), sector (Residential Cart, Commercial Cart, Residential Bin, Commercial Bin and City Roll-Off Box), service frequency, and type of service (Refuse, Recycling, Green Waste).

b) Records of tons Collected, processed, diverted and disposed by waste stream (Refuse, Recycling, Green Waste), by Customer type (Cart, Residential Bin, Commercial Bin and City Roll-Off Box), and the Facilities (Transfer Station, MRF, or landfill) where such material was taken;

c) Gross Receipts by sector (Cart, Residential Bin, Commercial Bin, City Roll-Off Box).

d) A complete inventory of vehicles used to provide all services, including make, year, type, fuel used,VIN number, use, California license number and whether or not it is used as a spare.

e) Report of recycled materials sold by material type, tonnage and sector (Residential Cart, Commercial).

f) Number of routes and route hours per day by type of service as of December 31.

g) General information about the Contractor and its most recent annual report.

h) Other information or reports that County may reasonably request or require.

7.3.4 Financial Report

The City may, at City's option, request and be provided with Contractor's financial reports/statements for the most recently completed fiscal year in connection with any audit, extraordinary rate adjustment request, or verification of other information required under this Agreement.

Financial statements shall include a supplemental combining schedule showing Contractor's results of operations, including the specific revenues and expenses in connection with the operations provided for in this Agreement, separated from others included in such financial statements. The financial statements and footnotes shall be prepared in accordance with Generally Accepted Accounting Principles (GAAP) and audited, in accordance with Generally Accepted Auditing Standards (GAAS) by a certified public accountant (CPA) licensed (in good standing) to practice public accounting in the State of California as determined by the State of California Department of Consumer Affairs Board of Accountancy. The cost for preparation of the financial statements and audit shall be borne by Contractor as a direct cost of service. In addition, Contractor shall provide to City the supplemental schedule on a compiled basis.

7.4 Reporting Adverse Information

Contractor shall provide City two copies (one to the Public Works Director, one to the City Attorney) of all reports, pleadings, applications, notifications, Notices of Violation, communications or other material relating in any way to Contractor's performance of services pursuant to this Agreement, submitted by Contractor to, or received by Contractor from, the United States or California Environmental Protection Agency, the California Integrated Waste Management Board, the Securities and Exchange Commission or any other federal, state or local agency, including any federal or state court. Copies shall be submitted to City within thirty (30) days of receipt by Contractor, or sooner if reasonably apparent that to do so is materially relevant, and any responses by Contractor shall be submitted to City simultaneously with Contractor's filing or submission of such matters with said agencies.

Contractor's routine correspondence to said agencies need not be routinely submitted to City, but shall be made available to City promptly upon City's written request.

7.5 Right to Inspect Records

City shall have the right to inspect or review the specific documents or records required expressly or by inference pursuant to this Agreement, or any other similar records or reports of Contractor or its Affiliates that City shall deem, in its sole discretion, necessary to evaluate annual reports, and Contractor's performance provided for in this Agreement. Contractor shall make all records and documents to be reviewed and inspected by City as a part of any audit or other record review conducted by City, available for City's review, inspection and copying within five (5) days of receiving written notice from City requesting the same.

7.6 Failure to Report

(A) The refusal or failure of Contractor to file any required reports, or to provide required information to City, or the inclusion of any materially false or misleading statement or representation by Contractor in such report shall be deemed a material breach of the Agreement as described in Section 13.3 and shall subject Contractor to all remedies which are available to the City under Agreement or otherwise.

(B) Without limiting any of the rights of the City hereunder, failure by the Contractor to provide the financial statement(s) or monthly quarterly or annual reports required under the terms of the Agreement or any other information required by the City, will allow the City to employ an independent certified public accounting or financial consulting firm, or other qualified consultant, to prepare such statements or reports, and the Contractor in such case shall be liable for and shall pay the costs and expense.

(C) To maintain confidentiality of the Contractor's financial, accounting and operational records, any audits or inspections of such records pursuant to this Section shall be done through an independent third party (to be selected by the City) which reports to the City. The Contractor shall cooperate with such third party with respect to any such audit for any purpose relevant to the Agreement.

ARTICLE VIII

FACILITIES

8.1 Facilities

Subject to the provisions of this Article VIII, the Contractor shall transport all City Solid Waste collected pursuant to this Agreement to a legally permitted Disposal Site for processing or disposal.

8.2 Transportation of Solid Waste to Facilities

Contractor shall transport all Solid Waste Collected to a City-approved Facility (e.g. Transfer Station, Waste-to-Energy Facility, Green Waste Processing Facility, MRF, Disposal Site).

Contractor shall maintain accurate records of the quantities of Solid Waste transported to all Facilities utilized and will cooperate with City in any audits or investigations of such quantities.

Contractor shall cooperate with the operator of any Facility it uses with regard to operations therein, including, for example, complying with directions from the operator to unload Collection vehicles in designated areas, accommodating to maintenance operations and construction of new facilities, cooperating with its Hazardous Waste exclusion program, and so forth. Contractor will assist the City in obtaining invoice and tonnage data from the Facility as City may request for audits.

8.3 Facility Selection

The Contractor may use a pre-existing facility or shall establish a site for its facility and any ancillary facilities to provide the services pursuant to this Agreement including: storage, transfer, landfill capacity for process residue and locations for sale or disposition of recycled materials if applicable.

Establishment of the site may include purchasing, leasing, sub-contracting, or other arrangements with a new or existing facility. Ownership or leasing shall be the responsibility of the Contractor. The Contractor will ensure that any applicable purchase or lease agreements with property owners and the local land-use authorities are implemented. The Contractor will have the responsibility to assure the technical and environmental suitability of any site for its intended purpose.

If the new processing facility or expansion of existing facility is determined to be a solid waste facility or transfer station as set forth in Chapter 1, under the California Integrated Waste Management Act, Public Resources Code Section 40000 et seq., the Contractor shall obtain and operate the facility in compliance with a Solid Waste Facilities Permit, Transfer and Processing Station Permit, Composting Facilities Permit, and/or any other applicable permits and laws. An application to secure any of these permits must be submitted at least 120 days in advance of operation.

No involvement of the City during the siting process shall relieve the Contractor of its responsibility with respect to facility siting.

8.4 Approved Facilities

The Contractor shall dispose of Refuse Collected, that is not required to be processed, and residue after processing at Contractor-owned Facilities, at the approved Disposal Site. Contractor must receive written advance approval from City to use each Transfer Station, Transformation Facility, processing Facility, Materials Recovery Facility, or other Facility used by Contractor in the fulfillment of this Agreement. Contractor is responsible for ensuring that each Facility it uses is properly permitted prior to requesting City approval to use such Facility. Unless and until the City instructs otherwise, the designated Disposal Site and other Facilities are: The Athens Services Transfer Station and MRF, Chiquita Canyon Landfill, Sunshine Canyon Landfill, El Sobrante Landfill, Puente Hills Landfill, Commerce Refuse-to-Energy Facility, American Waste Transfer Station, Allan Company, and California Waste Systems.

8.5 Status of Disposal Site

Any Disposal Site utilized by Contractor, shall be designed and constructed in accordance with 23 California Code of Regulations Section 2510 et seq. ("Subchapter 15"). Any such landfill shall have been issued all permits from federal, state, regional, county and City agencies necessary for it to operate as a Class III Sanitary Landfill and is in full regulatory compliance with all applicable permits and laws.

8.6 Facility Capacity Guarantee

Contractor guarantees Disposal capacity for 27,000 tons per year Collected under this Agreement, for the eight-year term of this Agreement, at the Chiquita Canyon Landfill. Contractor represents that this guarantee is available through an Agreement Contractor holds with Chiquita Canyon Landfill, and will continue to contract for such Disposal capacity at Chiquita Canyon Landfill for the term of this Agreement. With City approval that shall not be

unreasonably withheld, Contractor may replace the guarantee at this landfill with a guarantee at another landfill approved under Section 8.4 above.

8.7 Facility Permitting

All Facilities shall comply with all federal, state, and local laws, statutes, ordinances, rules, and regulations.

The Contractor shall be solely responsible for determining which federal, state, and local laws, statutes, ordinances, permits, rules, and regulations apply to this Agreement and shall bear the cost of obtaining and complying with all requirements thereof.

8.8 Weighing of Materials

Processing facilities shall be capable of weighing all incoming material and all outgoing material, regardless of whether the outgoing material is marketable, reusable or residue.

The Contractor must develop a system to ensure that outgoing Recyclable Materials are accurately tracked by material type to enable the City to verify that material diverted from the solid waste stream were in fact recycled and not simply added to the waste stream at later or different point. The Contractor must either 1) keep material collected under this Contract separate and weigh each material separately by material type or, 2) provide a verifiable system, sufficient to meet the requirements of the Department of Resources, Recycling and Recovery, for determining the amount of each material type. The Contractor will be responsible for ensuring that the scales are Weigh Master certified and maintained regularly.

The Contractor shall be responsible for the lawful disposal of all residue resulting from the collection and/or processing of Recyclable Materials. Any residue produced by a processing Facility should be stored in accordance with applicable regulations.

8.9 Processes for Material Types

The processing system shall be capable of processing the collected Recyclable Materials to a degree necessary to be marketable at fair market value to insure they are diverted from the waste stream. The processing system should be designed and operated in a manner to maximize recovery of recyclables and minimize generation of non-recyclable residue.

8.10 City Option to Direct Solid Waste

At its discretion, the City shall have the option during the Term hereof to designate the Designated Disposal Site, or multiple concurrent Designated Disposal Sites, in its sole and

absolute discretion; provided, however, the City shall notify the Contractor in writing in the event that it wishes to exercise its rights to designate a disposal location and shall consult with the Contractor as to the reasonableness of using such facility. In the event that the City designates a Designated Disposal Site, the Contractor shall dispose of all City Solid Waste which it collects or generates by processing at the Designated Disposal Site in accordance with the requirements of Applicable Law, and shall comply with the requirements, rules and regulations of the owner or operator of the Designated Disposal Site. Contractor shall be entitled to a rate adjustment equal to the change in cost of using the alternative facility, considering both gate fee and drive time.

8.11 Payment of Disposal/Processing Fees

The Contractor shall pay, or make arrangements for the payment of, all tipping fees and other disposal or processing charges imposed by the owner or operator of the Disposal Site to be used by the Contractor for the disposal of City Solid Waste or, if applicable, the Designated Disposal Site. The Contractor acknowledges that disposal or processing costs required to be incurred by the Contractor were taken into account in the determination of the rates established in this Agreement, and the Contractor shall not be entitled to any additional compensation from the City or from Service Recipients because of variations in disposal or processing costs. If the Contractor is unable to accept and/or process City's materials at the Contractor's facility, the Contractor shall pay to the City any costs incurred by the City to implement alternative processing of materials collected, including landfilling if the City in its sole discretion determines landfilling is the most acceptable alternative. In addition, the City will reduce the Contractor's compensation for each day the Contractor cannot process the recyclable materials.

8.12 City Option to Designate Facility

The City may, at its option, designate a facility for processing Recyclable Materials provided, however, the City shall notify Contractor in writing in the event that it wishes to exercise its right to designate a processing, disposal or other facility and shall consult with the Contractor as to the reasonableness of using such facility. In such event, the Contractor agrees that it shall not utilize a different processing facility without the prior written approval of the City. In the event such designation by the City results in increased costs to the Contractor, the City and Contractor will negotiate an adjustment to Contractor's compensation in order to compensate Contractor for such cost increases based upon gate fee and distance, which may be an increase or decrease in cost.

8.13 Processing, Marketing and Sale of Recyclable Materials

The Contractor shall be responsible for the processing, marketing and sale of all Recyclable Materials collected pursuant to this Agreement at an approved Facility per Section 8.4. Contractor may retain revenue from the sale of Recyclable Materials, and shall report the amount of such revenues to City upon request.

ARTICLE IX

OPERATING ASSETS – EQUIPMENT

9.1 Vehicles

9.1.1 General

Contractor is responsible for providing all vehicles that may be required for the Collection of Solid Waste, including Refuse, Recycling, Green Waste, and for ancilliary services, that are sufficient in number and capacity to efficiently perform the work required by this Agreement in strict accordance with its terms, and at a minimum as described in Contractor's Proposal. Contractor is expressly obligated to provide such Collection Vehicles and routes as are required to meet the service standards set forth herein, even if such Collection Vehicles and routes exceed those set forth in Contractor's Proposal. Contractor shall have available on Collection days sufficient back-up vehicles for each type of Collection Vehicle used to respond to complaints and emergencies. The City may specify a minimum level of backup equipment required.

9.1.2 Specifications

All route vehicles, including spares, shall use exclusively either liquefied natural gas (LNG) or compressed natural gas (CNG) and shall be model year 2010 or newer. Such vehicles must be registered with the California Department of Motor Vehicles and shall have water-tight bodies designed to prevent leakage, spillage or overflow. At all times during the term of this Agreement, Contractor's Collection vehicles shall comply with South Coast Air Quality Management District Requirements and the California Air Resource Board requirements as they are currently in force and as they may be approved for Solid Waste removal vehicles, as well as other Federal, State and local laws and regulations that may be enacted during the term of this Agreement. Ancilliary vehicles such as Roll-Off Box vehicles, container delivery and scout vehicles need not meet the thirteen year age limit or LNG/CNG fuel requirement, provided that they otherwise meet all Legal Requirements and other Agreement requirements.

9.1.3 Vehicle Signage, Identification and Labeling

9.1.3.1 Identification and Labeling

Each Collection vehicle shall be marked with Contractor's name, toll free phone number, and a vehicle/equipment identification number visibly displayed on each side of its vehicles or other Collection equipment used by the Contractor. City must approve truck labeling.

9.1.3.2 Vehicle Hotline Number

Vehicles will carry a telephone number easily read by pedestrians and other vehicles, whereby people witnessing leakage from the vehicle may readily report it to the Contractor. Contractor shall document and address these calls in accordance with Section 10.3.1, whereby the calls are logged and immediately addressed, with the records, including the resolution, are readily available to the City.

9.1.3.3 Vehicle Public Education Panels

The Contractor shall permit the City to install frames and panels on the side of the Contractor's vehicles for public education purposes. The frames and panels and installation of these items will be provided by the City. All frames and panels are the property of the City and will remain the property of the City at the end of the term of this Agreement. The Contractor will work with the City in order to install frames and panels in a timely fashion. It will be the Contractor's responsibility to notify the City when a vehicle, which has a City public education panel, will no longer be operating in the City of Redondo Beach.

9.1.3.4 City Approval of Vehicle Markings

No other signs or markings other than as described in this Section 9.1.3 shall be placed on the Contractor's vehicles or other collection equipment without the prior approval of the Public Works Director except signs or markings relative to use of such equipment including traffic safety signs.

9.1.4 Cleaning and Maintenance

1) Contractor shall maintain all properties, vehicles, facilities, and equipment used in providing service under this Agreement in a good, safe, neat, clean and operable condition at all times.

2) Collection Vehicles shall be uniformily painted, thoroughly washed, and thoroughly steam cleaned on a regular basis, at least once per week, so as to present a clean appearance. City

may inspect vehicles at any time to determine compliance with this Agreement. Contractor shall also make all Collection Vehicles available to the County of Los Angeles for inspection regarding health concerns and requirements, at any frequency it requests. Contractor agrees to replace or repair to the City's satisfaction, any Collection Vehicle which City determines to be of unsightly appearance, leaking, or in unsatisfactory operating condition.

3) Contractor shall repaint any or all Collection Vehicles within thirty (30) days' notice from City, if City determines that their appearance warrants painting. City may not require a vehicle to be repainted if it has been repainted within the previous thirty (36) months. Vehicles carrying graffiti will be replaced by spares until graffiti is removed; no vehicles carrying graffiti will be permitted to be used in the City.

4) Contractor shall inspect each Collection Vehicle daily to ensure that all equipment is operating properly. Collection Vehicles which are not operating properly shall be removed from service until repaired and operating properly. Contractor shall perform all scheduled maintenance functions upon Collection Vehicles in accordance with the manufacturer's specifications and schedule. Contractor shall keep accurate records of all Collection Vehicle maintenance, recorded according to date and shall make such records available to City upon request.

5) Contractor shall repair, or arrange for the repair of, all of its vehicles and equipment for which repairs are needed because of accident, breakdown or any other cause so as to maintain all equipment in a safe and operable condition. Contractor shall maintain accurate records of repair, which shall include the date, nature of repair and the verification by signature of a maintenance supervisor that the repair has been properly performed.

6) Contractor shall clean up any leaks or spills of any kind from its vehicles, at Contractor's expense, per the National Pollutant Discharge Elimination System (NPDES) permit in effect at the time. No fluids shall be washed into storm drains at any time. All NPDES dry-cleaning measures shall be complied with. All Collection Vehicles must be equipped with absorbent for such clean-up efforts, and a broom and shovel.

7) Upon request, Contractor shall furnish City a written inventory of all equipment, including Collection Vehicles, used in providing service pursuant to this Agreement. This inventory shall list all equipment by manufacturer, year of production, ID number, date of acquisition, type, capacity, and whether the vehicle is a spare.

9.1.5 Operation

Vehicles shall be registered with and operated in compliance with the California Vehicle Code, and all applicable safety and local ordinances. Contractor shall not load vehicles in excess of the manufacturer's recommendations or limitations imposed by state or local weight restrictions on vehicles.

Contractor's equipment shall comply with US EPA noise emission regulations, currently codified at 40 CFR Part 205 and other applicable noise control regulations, and such noise control features shall be incorporated throughout the entirety of all Collection Vehicle. Noise levels of equipment used for Collection shall comply with City ordinance and in no event shall the noise level exceed 75 dba when measured at a distance of 25 feet from the vehicle, five feet from the ground. Contractor shall submit to City, upon City's request, a certificate of vehicle noise level testing by an independent testing entity approved by the City. Each vehicle used for the collection, hauling and disposal services identified In this Agreement shall be equipped with an audible warning device that is activated when the vehicle is backing up.

Contractor shall store all equipment in safe and secure locations in accordance with City's applicable zoning regulations.

Contractor shall be responsible for any damage resulting from or directly attributable to any of its operations, and which it causes to: City's driving surfaces, whether or not paved, public or private; associated curbs, gutters and traffic control devices; and all other public and private improvements.

Vehicles shall be operated in a manner, with loads covered at all times except during loading and unloading, to prevent litter from escaping. Hoppers shall be completely enclosed on the top and all sides by effective screening material. When the vehicles are being used to collect materials, such enclosures shall be open on the top or one side only.

9.1.6 City Inspection Per Code

City may cause any vehicle used in performance of this Agreement to be inspected and tested at any commercially reasonable time and in such manner as may be appropriate to determine that the vehicle is being maintained in compliance with the provisions of the State Vehicle Code, including, but not limited to, California Vehicle Code Sections 27000(b), 23114, 23115, 42030, 42032, and all Vehicle Code Sections regarding smog equipment requirements. City may direct the removal of any vehicle from service if that vehicle is found to be in nonconformance with applicable codes or other standards under this Agreement. No vehicle

directed to be removed from service shall be returned to service until it conforms with, and its return to service has been approved by Public Works Director.

9.1.7 Vehicle Inspections

Contractor shall submit to the City the Safety Compliance Report/Terminal Record Update from its Biennial Inspection of Terminal, or BIT, within thirty (30) days of report becoming available. If Contractor receives a terminal rating below satisfactory, Contractor shall notify the City immediately, and Contractor is in violation of the Agreement. Contractor has the time allowed by the Department of California Highway Patrol ("CHP") to cure violations and bring the terminal rating up to satisfactory. If the CHP does not adjust the rating to satisfactory or better within six (6) months, then the Contractor shall be considered in default of the contract and the City may terminate the Agreement.

9.1.8 Correction of Defects

Following any inspection, the Public Works Director shall have the right to cause Contractor, at its sole cost and expense, to recondition or replace any vehicle or equipment found to be unsafe, unsanitary or unsightly. The Public Works Director's determination may be appealed to the City Council, whose decision shall be final.

9.2 Operating and Maintenance of Equipment

The Contractor at its cost and expense shall at all times operate, or cause to be operated, equipment used in performance of this Agreement, including all vehicles and Containers, properly and in a sound and economical manner; shall maintain, preserve, and keep the equipment or cause the equipment to be maintained, preserved and kept in good repair, working order and condition, shall staff operations with the appropriate number of hourly and salaried employees consistent with good management practice; and shall from time to time make, or cause to be made, all necessary and proper repairs, replacements and renewals so that at all times the operation of the equipment may be properly and advantageously conducted. The Contractor shall maintain the safety of the equipment at a level consistent with Applicable Law, the Insurance Requirements, and prudent solid waste management practices. The Contractor shall maintain its vehicles and collection equipment free of graffiti. Equipment identified as having graffiti shall be maintained pursuant to this Article.

9.3 Containers

9.3.1 Ownership of Containers

Carts and Bins. Carts and Bins used in the City shall become property of the City, including all such Containers required to be provided by Contractor as replacement Containers and all new Refuse and Green Waste Carts to be distributed City-wide. Carts and Bins in distribution in the City and owned by the City at the start of service under this Agreement may continue to be used by Contractor to service Customers unless and until Cart or Bin is otherwise required to be removed from service under this Agreement.

Roll-Off Boxes. Roll-Off Boxes required for services at City Facilities shall be provided by, and remain the property of, Contractor. Provision of the compactor Roll-Off Box serviced at the pier and City public litter Containers is the responsibility of City.

9.3.2 Carts

A. Cart Design Requirements

When Contractor must provide or replace Carts under this Agreement, Carts must meet color, size, uniformity and quality requirements of the City. Carts must be compatible with standard Collection equipment. Carts should appear similar in color and style to Carts already in distribution in the City. City will not permit Carts and Cart lids with inconsistent colors or in poor condition to be used in the City at any time during the Term of this Agreement, and may require Contractor to replace such Carts.

All Carts provided by Contractor utilized in the performance of this Agreement shall be manufactured by injection or rotational molding, remain leakproof, and meet the Cart design and performance requirements as specified below. Carts provided by Contractor shall have a uniform thickness, at least as thick as the Carts in distribution prior to the start of this Agreement. All Carts selected shall be subject to City's approval.

All Carts placed in use by Contractor shall contain a minimum of 25% of recycled materials. All Carts removed from service by Contractor shall be Recycled.

B. Capacity

The references in Sections 5.4.2, 5.4.4, 5.5.2 and 5.6.2 to Cart sizes of 96, 64 and 32-gallons may be approximate. The Cart size, excluding lid capacity, may fall within the following range:

- 30 – 35 gallons

- 60 – 70 gallons
- 90 – 101 gallons

The selected sizes must be consistent throughout the City for a uniform appearance and shall be no wider than 29".

C. Cart Color and Appearance

The Refuse, Recycling and Green Waste Carts will be differentiated by color, respectively gray, blue and green. All replacement Carts must match the color currently in distribution. Contractor may request to be permitted to use an alternative shade when it replaces Refuse and Green Waste Carts throughout the City; however, City is not obligated to approve any change. The colors shall be colorfast and resistant to fading as a result of weathering or ultraviolet degradation. Color must be approved in advance by the City. Cart and Cart lid colors shall be consistent throughout the City.

D. Cart Labeling and Hot Stamping

Labels and hot stamps shall be on the top of the lid, inside of lid and/or on the body of the Cart as instructed by City. Design for both the labels and the hot stamps must be approved by City prior to ordering labels or Carts. City shall approve what information is included on the label and in the hot stamp, as well as approve design and quality. Labels shall be replaced when worn, and when information on the label is in need of updating. Cart labels and hot stamps will include written and graphic instruction on what materials should and should not be placed in each Cart. Information on the Carts shall include the telephone number to call for Contractor, Bulky Waste pickups and HHW disposal information.

Refuse Carts shall be hot stamped: Trash Only; Property of the City of Redondo Beach; No hot ashes; and a white space shall be made available for the Service Recipient to write their address.

9.3.3 Cart Maintenance and Replacement Responsibilities

Contractor shall be responsible for Cart graffiti removal and Cart repair and maintenance, and replacing lost or stolen Carts, or Carts too damaged to adequately store Solid Waste within two (2) business days, and replacing less-severely damaged Carts within five (5) days, at no additional charge to the Customer or to City, unless Contractor can demonstrate to the Public Works Director beyond a reasonable doubt that the damage or loss was due exclusively the Customer's intentional or negligent behavior. Public Works Director shall make the final determination. If City permits a repair or replacement charge to be assessed against a

Customer, charge shall be no more than the actual cost of repair or the Contractor's purchase price for a new Cart, whichever is lower. All repairs must restore the Cart to its full functionality. Unsightly/worn-out Carts shall be replaced by Contractor upon Customer request. Customer or City may request to have Contractor exchange Cart sizes or deliver additional Carts at no additional charge; Contractor shall exchange or deliver Carts within five (5) business days of request.

9.3.4 Bin Specifications

Contractor shall supply new or replacement Bins to Customers when appropriate to provide service and meet Bin requirements under this Agreement. The size of Contractor-provided Bins shall be determined by mutual agreement of Customer and Contractor, and shall be subject to City approval. Bins shall be subject to the following requirements:

A. Locking Mechanism. All bins shall have the ability to be locked, as any Customer may request locking lid service.

B. Design, Cleaning and Maintenance. Contractor shall maintain Bins in a clean, sound condition free from putrescible residue. All Bins in use shall be constructed of heavy metal, or other suitable, durable material, and shall be watertight (non-leaking) and well painted. Bins shall have wheel locks if necessary for safety, such as Bins stored or Collected at sloped locations. Wheels, forklift slots, and other apparatuses, which were designed for movement, loading, or unloading of the Bin shall be maintained in good repair. Bins shall be repaired or replaced within two business days of notification from City or Customer, or from Collecting a damaged Bin. Contractor may only request reimbursement of repair costs from Customer if repairs are due to Customer's abuse of the Bin and request is approved in advance in writing by City in its sole discretion.

Upon Customer or City request, or if required to maintain the Containers in a clean condition, Contractor shall clean all Bins once per year at no additional charge. Contractor shall perform cleaning or replacement of Bins more frequently if necessary to prevent a nuisance caused by odors or vector harborage, or if requested by Customer or City, for an additional fee in accordance with the Approved Rate Schedule. When a Bin is removed for cleaning, Contractor shall replace the Bin, either temporarily or as a change-out, with another Container.

Contractor shall remove graffiti from any Container within two business days of request by City or Customer, or of Collection from a Bin bearing graffiti. Contractor shall proactively look for graffiti when Collecting Bins.

C. Bin Identification and Color. Each Bin serviced by Contractor shall be labeled to include written and graphic instruction on what materials should and should not be placed in each Bin. Contractor shall repaint Bins upon City or Customer's request if the City or Customer deems it necessary to maintain a neat appearance. All Refuse Bins shall be painted a uniform color of blue, and all Recycling Bins shall be painted a different, uniform color of white. All Bins shall carry the City logo, anti-scavenging information, and "Property of Redondo Beach." Contractor must obtain advanced written City approval for language, lettering and logo to be placed on Bins.

D. Bin Leakage Hotline. Bins shall carry a number which observers may call to report leaking Bins. These calls shall be addressed and recorded in the same manner as a complaint call under Section 10.3.1.

9.3.5 Roll-off Boxes

Contractor shall provide sufficient Roll-off Boxes to meet City service demands throughout the Term of the Agreement, and will keep all Roll-off Boxes clean, free from graffiti and equipped with reflectors. Contractor shall properly cover all open Roll-Off Boxes during transport as required by the State Vehicle Code. The provision of Roll-Off Box services to Customers is not included under this Agreement; however, Roll-Off services are to be provided to the City for City facilities, projects and special events. City may request Contractor to replace Roll-Off Boxes (excluding compactor Roll-Off Box) currently in use due to the condition of these Containers.

9.3.6 Disposal of Containers

Contractor shall be responsible for the removal and disposal or recycling of all Bins and Carts used in the City that are replaced or otherwise removed from service under this Agreement, including Refuse and Green Waste Carts replaced under Sections 5.4.2 and 5.6.2. Contractor shall be responsible for all costs involved in Container removal and replacement, and shall be entitled to retain all salvage value from such Containers.

ARTICLE X

CUSTOMER SERVICE REQUIREMENTS

10.1 Project Management and Staffing

10.1.1 Project Manager

The City and the Contractor have each designated in writing a person to transmit instructions, receive information and otherwise coordinate service matters arising pursuant to this Agreement (each a "Project Manager"). The City's Project Manager initially shall be the Public Works Director or such person designated by the City Manager. The City may designate a successor or substitute Project Manager at any time by written notice to the Contractor. The Contractor's Project Manager shall be Tommy Ouzoonian. The Contractor shall not change this designation without prior approval of the City, excluding cases of termination of the employee. City may request that Contractor change Project Manager, and shall have the right to approve the Project Manager. The Contractor's Project Manager shall meet with the City as necessary to effectuate the purposes of the Agreement.

10.1.2 Route Supervisor

Contractor shall designate in writing a route supervisor that shall be assigned exclusively to the City, and who shall be responsible for working with City's Project Manager to resolve Customer service related complaints. Route supervisor shall be accessible via cell phone or radio in the field at all times. City shall be notified in advance of any change in Route Supervisor and shall have the right of approval. City may request that Contractor change Route Supervisor.

10.1.3 Customer Service Representative for Transition

Contractor shall station a Customer service representative at the City's Public Works office for a three month period beginning one week prior to the roll-out of new services under this Agreement. City shall supply a desk and access to City telephone service. Customer service representative shall remain an employee of Contractor and Contractor shall provide such employee with access from the City's Public Works office to Contractor's Customer service system, and radio or mobile phone access to Contractor's Project Manager and Route Supervisor (see Sections 10.1.1 and 10.1.2).

10.1.4 Monthly Project Management Meetings

Contractor's Project Manager and other appropriate staff shall participate in monthly meetings at the City with the City's Project Manager and/or other City staff.

10.2 Public Access to Contractor

10.2.1 Office Facility

The Contractor shall establish and maintain at all times during the Term hereof a local office.

10.2.2 Office Hours

The Contractor's office hours shall be, at a minimum, from 8:00 a.m. to 5:00 p.m. daily, except Saturdays, Sundays and holidays. Saturday hours shall be, at a minimum, from 8:00 a.m. to 12:00 noon.

10.2.3 Availability of Representatives

A representative of the Contractor shall be available at the Contractor's office during office hours for communication with the Public Works Director or the public. The Contractor's representative should have the capability of responding in English and other languages necessary to communicate with the Public Works Director and the public. The Contractor's office shall be accessible by a toll-free "800" phone number for Customer service. At the Contractor's expense, the telephone number shall be listed in the Redondo Beach White Pages telephone directory under the Contractor's name. Calls to Contractor shall be answered by a live operator and Contractor shall provide a 175 language translation service at no additional charge.

10.2.4 Emergency Telephone Number

The Contractor shall maintain an emergency telephone number for use during other than normal business hours. The Contractor shall have a representative, or an answering service to contact such representative, available at the emergency telephone number during all hours other than normal office hours. At the Contractor's expense, the emergency telephone number shall be listed in the Redondo Beach telephone directory under both the Contractor's name and the City's name. The Contractor shall be able to respond to inquiries in English, Telecommunications Device for the Deaf Service and other languages necessary for communication with the Public Works Director and the public.

10.3 Service Complaints

10.3.1 Complaints to Contractor

The Contractor shall maintain during office hours a complaint service and a telephone answering system capable of accepting at least four (4) incoming calls from Redondo Beach Service Recipients at one time.

Additionally, the Contractor shall maintain a webpage link from the City's Public Works webpage and have a link to the City's Public Works webpage on the Contractor's webpage. The Contractor's web page shall contain a form for residents to file complaints, access information on collection services in the City, and provide additional information that the City may develop in the future.

Copies of all complaints shall be given to the Public Works Director upon request. The Contractor shall record all complaints, including date, time, complainant's name and address if the complainant is willing to give this information, and nature and date and manner of resolution of complaint, in a computerized daily log from both calls and e-mails which shall be submitted daily by 9:00 a.m. Any such calls received via the Contractor's answering service or e-mails after office hours shall be recorded in the log the following working day.

This log shall be available for inspection, be accessible and be in a format approved by the City. The Contractor shall provide a copy of this log to the City with the monthly report. All Redondo Beach Customer incoming calls shall be answered within a maximum of five (5) rings. Any Redondo Beach Customer call on hold in excess of 1.5 minutes shall be switched to a message center where information will be maintained in a daily log to enable a Customer service representative to return Customer calls.

The Contractor shall use reasonable best efforts to attempt "call backs" within one hour from the time of receipt of the initial call; provided, however, that in all circumstances "call backs" shall be attempted a minimum of one time prior to 6:00 p.m. on the day of the call. If the caller is not contacted on the first attempt, the Contractor shall make subsequent attempts on the next working day after the original call. A minimum of three (3) attempts are to be made within twenty-four (24) hours. If the Contractor is unable to reach the caller on the next working day, the Contractor shall send a postcard to the caller on the second working day after the call was received, indicating that the Contractor has attempted to return the call. All attempts to contact the caller shall be recorded on the log kept by the Contractor.

All Customer support services shall be available in English and other languages as necessary to communicate with callers. All complaints and requests should be recorded in the computer

record as soon as they are received. Responses to complaints and service requests must be recorded in the computer record within 24 hours after resolution of the complaint or completion of the service request.

Complaints and requests received by the City will be recorded by the City on a Service Call Form. The Service Call Form will include the time the complaint or request was received by the City. The Contractor will pick up these forms from City Hall by 2 p.m. each business day. The Contractor may pick up Service Call Forms from the City more than once a day. However, it is mandatory the Contractor pick up these forms once each business day by 2 p.m. The Contractor will be responsible for recording all the information on each Service Call Form received from the City into the Contractor's computer system.

10.3.2 Required Response to Complaints

The Contractor, within twenty-four (24) hours of its receipt of notice from an Owner or the City of a failure to provide City Solid Waste collection service as required by the terms of this Agreement shall collect such City Solid Waste, provided such Solid Waste is in Containers and has been placed in permitted collection locations.

10.4 Liquidated Damages

A. General. City finds, and Contractor agrees, that as of the time of the execution of this Agreement, it is impractical, if not impossible, to reasonably ascertain the extent of damages which shall be incurred by City as a result of a breach by Contractor of certain specific obligations under this Agreement. The factors relating to the impracticability of ascertaining damages include, but are not limited to, the fact that: (i) substantial damage results to members of the public who are denied services or denied quality or reliable service; (ii) such breaches cause inconvenience, anxiety, frustration, and deprivation of the benefits of the Agreement to individual members of the general public for whose benefit this Agreement exists, in subjective ways and in varying degrees of intensity which are incapable of measurement in precise monetary terms; (iii) that the services that are the subject of this Agreement might be available at substantially lower costs than alternative services and the monetary loss resulting from denial of services or denial of quality or reliable services is impossible to calculate in precise monetary terms; and (iv) the termination of this Agreement for such specific breaches, and other remedies are, at best, a means of future correction and not remedies which make the public whole for past breaches.

B. Service Performance Standards; Liquidated Damages for Failure to Meet Standards. The parties further acknowledge that consistent, reliable Solid Waste Handling Service is of utmost importance to City and that City has considered and relied on Contractor's

representations as to its quality of service commitment in entering this Agreement with it. The Parties further recognize that some quantified standards of performance are necessary and appropriate to ensure consistent and reliable service and performance. The Parties further recognize that if Contractor fails to achieve the performance standards, or fails to submit required documents in a timely manner, City and its residents will suffer damages and that it is and will be impractical and extremely difficult to ascertain and determine the exact amount of damages which City will suffer. Therefore, without prejudice to City's right to treat such breaches as an event of default under Article XIII, the Parties agree that the following liquidated damage amounts represent a reasonable estimate of the amount of such damages for such specific breaches, considering all of the circumstances existing on the date of this Agreement, including the relationship of the sums to the range of harm to City that reasonably could be anticipated and the anticipation that proof of actual damages would be costly or impractical. In placing their initials at the places provided, each party specifically confirms the accuracy of the statements made above and the fact that each party has had ample opportunity to consult with legal counsel and obtain an explanation of the liquidated damage provisions at the time that the Agreement was made.

Contractor: Initial Here____

Contractor agrees to pay (as liquidated damages and not as a penalty) the amounts set forth below:

(1) For each failure to correct and collect a missed service within twenty-four (24) hours of notice of the missed service:
$100.00 per occurrence; each additional twenty-four (24) hour period: $50.00 per occurrence.

(2) For each failure to Collect Solid Waste, which has been properly set out for Collection, from the same Customer on two (2) consecutive scheduled pickup days: $100.00

(3) For each failure to commence service to a new Customer account, including either failing to deliver or failure to service a Container, within seven (7) days after order:
$100.00

(4) For each occurrence of excessive noise or discourteous behavior by Contractor or Contractor employee which exceeds three (3) per month: $100.00

(5) For each failure to record a response to a Customer complaint or request within twenty-four (24) hours of resolution: $100.00 per occurrence;
For each additional twenty-four (24) hour period: $50.00 per occurrence.

(6) For each instance or invoice in which Contractor imposes a special service fee not in accordance with the Approved Rate Schedule and not approved in advance in writing by City, or not requested by the Service Recipient: $1,000 per occurrence.

(7) For each failure to clean up spillage or litter (including leakage from vehicles) within 90 minutes of report: $200.00 per occurrence.

(8) For each failure to process a damage claim by a Service Recipient or the City within thirty (30) days: $100.00 per occurrence.

(9) For each failure to remit City fees by the fifteenth of the month following the reporting month: $100.00 per day per occurrence.

(10) Failure to provide a Customer with a response, including an explanation and/or correction, to a billing complaint within seven (7) working days from the complaint: $100.00 per occurrence;
Each additional day response not provided: $50.00.

(11) For each failure to deliver, repair, replace, clean, remove graffiti from, or change size of containers/bins within the period required under Section 9.3.3: $50.00 per occurrence;
Each additional day problem not resolved: $25.00 per occurrence.

(12) For each month in which Contractor receives more than twenty-five (25) complaints in one month: $500.00.

For purposes of this section, "complaints" shall mean Service Recipient notifications to the Contractor or City of missed pick-ups, property damage, missed commitments, employee misconduct, poor quality of service (e.g. litter on property or public right-of-way, misplacement of bins).

(13) For each instance in which Contractor operates during hours not authorized by the City: $250.00 per occurrence.

(14) For each failure to tag materials or a Container not collected: $50.00 per occurrence.

(15) For each piece of equipment not maintained to City standards: $100.00 per occurrence.

(16) Failure to report to the City by 2 p.m. to collect complaints of service requests: $50.00 per occurrence.

(17) Failure to maintain records required by Agreement: $1,000.00 per occurrence.

(18) Failure to designate Route Supervisor exclusively to Redondo Beach: $200 per day

(19) For each occurrence of Collecting Green Waste or Recycling Container Collected as Refuse without issuing a red tag: $100.00/Container

(20) For each day Roll-Off Compactor located at the Pier is Collected but not returned steam cleaned: $150.00 per day

(21) For each day Contractor is late in meeting a requirement identified and scheduled in accordance with the Public Education Plan developed and updated under Section 10.5.2: $50.00 per day

(22) For each calendar year (July 1, 2011 to December 31, 2012 considered the first calendar year) in which Contractor fails to provide support to the City within thirty (30) days of year-end, documenting that it diverted at least 59% of the Solid Waste Contractor Collected under this Agreement per Section 5.5.6:

$25 for each ton below tonnage level necessary to meet 59% Diversion goal

(23) For each ton short of the minimum number of tons Contractor is required per Section 5.5.5 to send to a Waste-to-Energy Facility and provided Diversion credit to the City (this may be collected in addition to other damages permitted under this Agreement):

$25 for each ton below tonnage level

(24) Timeliness of Submissions to City

Any report shall be considered late until such time as a correct and complete report is received by City. For each calendar day a report is late, the daily liquidated damage amount shall be:

i) Monthly Reports: $50 per day

ii) Annual Reports: $100 per day

(25) Accuracy of Billing

Each Customer invoice that is not prepared in accordance with the City's Approved Rate Schedule, in excess of five (5) monthly:

$50 per invoice, not to exceed $2,500 per billing run

(26) Cooperation with Service Provider Transition

a) For each day routing information requested by City in accordance with Section 15.24 is received after City-established due dates, both for preparation of a request for proposals and for new service provider's implementation of service: $1,000/day

b) For each day delivery of keys, access codes, remote controls, or other means of access to Solid Waste Containers is delayed beyond one (1) day prior to new service provider servicing Customers with access issues, as described in Section 15.24: $1,000/day

c) For delay in not meeting the requirements contained in Sections 6.5 and 15.24 in a timely manner, in addition to the daily liquidated damages for breach under 26(a) and 26(b) above, liquidated damages of: $35,000

(27) General Contract Adherence - For each day that Contractor fails to provide services required under the Agreement, or comply with terms of the Agreement, five (5) business days after receipt of written notification from City that such services are not being provided or terms are not being met: $300.00/day

(28) Failure to provide Emergency Response Plan within 30 days of City request: $500.00 per occurrence; each additional day $100.00.

(29) Penalty increase when contractor has received a penalty for a particular service indicator more than 15 times: 25% of original penalty amount.

(30) After fifteen (15) penalties in a category the penalty will increase after each five (5) additional penalties: 25% of previous penalty amount.

(31) For each failure to place containers back where residents put them for collection; either on the sidewalk or on the street up against the curb: $25 per container per day.

(32) For each failure to return an emptied Roll-Off Box to the City yard for the Collection of street sweepings by 9:00 a.m. each Monday through Friday: $250/occurance

(33) For each instance of staging Containers in City, other than on Contractor's premises, without prior written approval of City: $250/occurance

(34) For each instance in which a missed pickup is innacurately reported as corrected prior to actual pickup: $100/occurance

City may determine the occurrence of events giving rise to liquidated damages through the observation of its own employees or representative or investigation of Customer complaints. The Public Works Director shall give the Contractor written notice of charges levied pursuant to this Section.

The notice will include a brief description of the incident(s)/non-performance. Contractor may review (and make copies at its own expense of) all information in the possession of City relating to incident(s)/non-performance. Contractor may, within ten (10) days after receiving the notice, request a meeting with City. Contractor may present evidence in writing and through testimony of its employees and others relevant to the incident(s)/non-performance. City will provide Contractor with a written explanation of its determination on each incident(s)/non-performance prior to authorizing the assessment of liquidated damages. The decision of City shall be final.

C. Amount. City may assess liquidated damages for each calendar day or event, as appropriate, that Contractor is determined to be liable in accordance with this Agreement. The City will have reasonable discretion to increase or decrease unsatisfactory service indicators and penalty amounts annually when the City conducts a Review of Services and Performance pursuant to Section 13.14.

D. Timing of Payment. Contractor shall pay any liquidated damages assessed by City within fifteen (15) days after they are assessed. If they are not paid within the fifteen (15) day period, City may proceed against the performance bond required by the Agreement or find Contractor in default and terminate this Agreement Section 13.3, or both.

10.5 Education and Public Awareness

10.5.1 General

Contractor acknowledges and agrees that education and public awareness are critical, key and essential elements of any efforts to achieve the requirements of AB 939. Accordingly, Contractor agrees to take direction from City to exploit opportunities to expand public and Customer knowledge concerning needs and methods to reduce, reuse and Recycle Solid Waste and to cooperate fully with City in this regard.

Contractor shall maintain its own program of providing information relevant to needs and methods to reduce, reuse and recycle Solid Waste with its Bills. All public education materials shall be approved in advance by City.

10.5.2 Implementation and On-going Education Requirements

In order to promote public education, in addition to any other materials it develops, Contractor shall create the following public education materials and programs at its expense, which will be distributed as indicated below. All brochures, mailings, and other educational materials are to be approved by City in advance of distribution. All materials will be professionally printed on paper stock with minimum recycled content.

A Public Education Plan shall be submitted to City for review and approval within sixty (60) days of the execution of this Agreement, and an update shall be submitted to City for review and approval within sixty (60) days prior the start of each Agreement Year. The plan shall address the items described in this section, including the schedule for distribution of publications and mailings updated for each year. The plan shall include: 1) specific dates for submittal of public education pieces to the City for approval, 2) specific publication deadlines for quarterly and annual brochures/newsletters, 3) publication dates and content for newspaper ads and articles, if known, 4) estimated dates and planned content for newspaper ads and articles projected to be published (as these requirements may require flexibility to address event timing), and 5) all other Public Education plans for the upcoming Agreement Year shall be included and adhered to. Liquidated damages may be assessed in accordance with Section 10.4 for each failure to meet an approved date in the plan, or the failure to submit a complete and timely plan.

- **Service Transition Mailing** – No later than forty-five (45) days of the start of Collection service under this Agreement, Contractor will prepare and mail an initial mailing to all Customers explaining the transition from the existing Solid Waste Handling Service program to the new program as defined by this Agreement. The mailing will describe program changes, route changes if any, dates of program implementation, Recycling and other Diversion programs available, and other pertinent information.

- **Cart Size Selection Mailer -** Contractor shall prepare and mail a new services flyer to all residents in the City 90 to 120 days prior to the distribution of new Carts to determine the size and number of Carts desired. Containers will be delivered with a detailed packet of information regarding how to use the Carts.

- **Cart Transition Mailing** – No later than thirty (30) days prior to the distribution of new Refuse and Green Waste Carts City-wide, Contractor will prepare and mail an initial mailing to all Customers explaining the Cart exchange process and schedule.

- **Instructional "How-to" Packets** – An information packet shall be provided to each Customer at the start of service under this Agreement and to each new Customer throughout the Agreement term. This packet shall: describe available services, including available Recycling and Diversion programs; provide instructions for proper use of the Carts and Bins provided (such as how to place Carts or other permitted items for Collection, the types of materials to be placed in each Cart); detail holiday Collection schedules; and provide billing and Customer service telephone numbers. This packet will contain updated information on how to use Containers, when, where and how to place Solid Waste for Collection, and who to contact with service or Billing questions, and for Bulky Waste pickups.

  The packet should also clearly indicate what materials, such as syringes and other Household Hazardous Wastes (HHW), should not be disposed of in these Containers. This brochure shall include instructions on how Customers should dispose of HHW, such as information on the HHW drop-off facilities and other available programs.

- **Container Labels and Hot Stamps** –Containers shall carry stickers/labels and hot stamps as described in Sections 9.3.2 and 9.3.4.

- **Annual Brochures/Mailings** – Not less than once per year during each Agreement Year, Contractor shall prepare and distribute to each Customer a mailing to update Customers regarding program basics, program changes, holiday schedules and other service related information. Separate brochures shall be developed for Residential and Commercial Customers, reflecting the different services provided to each group. Mailings should promote and describe in detail: all Solid Waste programs offered by City and Contractor (such as Recycling, Green Waste, Holiday Tree and Bulky Waste Collections); the environmental, regulatory, and other benefits of participating in Recycling; how to properly dispose of Household Hazardous Waste such as syringes, paint, etc. through the County's program, the City's door-to-door program, or other means; Collection schedules, including holiday schedules; Customers service numbers; and the procedures to begin and terminate services. This brochure shall be at least four (4) pages, and printed in full color. Contractor is responsible for all associated costs.

- **Website** – Contractor shall develop and maintain a website with a page dedicated to City to enable Customers to contact Contractor and to display holiday schedules, proper HHW

disposal procedures, which materials are to be placed in Recyclables Containers and other useful information. Contractor will also provide outreach through other technologies that may be developed.

- **Green Street Scene -** Contractor shall provide a web-based Recycling program and educational tool "The Green Street Scene" to Customers. Contractor will provide guest speakers and written materials on Recycling to the City, and educational tours of Contractor's MRF and video lectures regarding Contractor's MRF and compost site for community groups. Contractor may replace "The Green Street Scene" with an alternative, comparable interactive media subject to City's approval.

- **Newspaper Articles and Advertisements –** City may request to have Contractor develop and publish up to six (6) articles and advertisements in local papers to promote Recycling efforts and inform regarding upcoming City Solid Waste related events and programs. Contractor shall coordinate publishing dates with City to achieve optimal timing of event notifications.

10.5.3 News Media Relations

The Contractor shall notify the City by facsimile of all requests for news media interviews related to this Agreement within twenty-four (24) hours. Before responding to any inquiries involving controversial issues, the Contractor will discuss proposed response with the City. Notification should be sent to: Public Works Director, by e-mail or as Public Works Director may otherwise direct. Copies of draft news releases or proposed trade journal pictures or articles shall be submitted to the City for prior review and approval at least five (5) working days in advance of release. Copies of articles resulting from media interviews or news releases shall be provided to the City within five (5) days after publication.

10.5.4 Contractor Representative

Contractor shall retain on its staff an individual who shall, as part of his or her job function, routinely visit civic groups, school assemblies, homeowners' associations, apartment complexes and businesses, to promote and explain the Recycling programs Contractor offers, and participate in demonstrations, and civic events.

10.5.5 Community Events

Contractor shall participate in and promote Recycling and other Diversion techniques at community events and local activities. Contractor shall sponsor booths as such events, promote events and provide public education on the City's Solid Waste programs to attendees.

10.6 Waste Generation/Characterization Studies

Contractor acknowledges that City must perform Solid Waste generation and Disposal characterization studies periodically to comply with the requirements of AB 939. Contractor agrees to participate and cooperate with City and its agents and to accomplish studies and data collection and prepare reports, as needed and directed by City, to determine weights and volumes of Solid Waste Collected and characterize Solid Waste generated, disposed, transformed, diverted or otherwise handled/processed, by Customer type (Cart, Residential Bin, Commercial), to satisfy the requirements of AB 939 and other Solid Waste and Recycling legislation that may be passed into law. Contractor will at its sole expense conduct such a waste generation and characterization study upon request of City, but not more than once every two years.

ARTICLE XI

PERFORMANCE SURETIES, INSURANCE

11.1 Faithful Performance Bond

Concurrently with execution of this Agreement, the Contractor shall furnish to the City and maintain and file with the City Clerk a corporate surety bond, or other acceptable surety, approved as to form by the City Attorney, executed by the Contractor as principal and by a corporate surety in the sum of $250,000.00 ("Performance Bond"). Such bond shall permit the City to draw upon it in the event the Contractor fails to perform its obligations hereunder or otherwise fails to pay any liquidated damages required to be paid as a result of such non-performance. The surety bond shall serve to secure the performance of the Solid Waste Handling Services, and the amount thereof shall in no way limit the damages which may be payable hereunder upon any breach hereof by the Contractor. The bond shall be renewable annually, but may be continued for additional one year terms by certificate at the option of the surety. If during the continuance of the Agreement, there is a lapse in coverage or cancellation of the surety bond, the Contractor shall notify and furnish, to the satisfaction of the City, a certificate extending the term.

11.2 Faithful Performance Letter of Credit

In addition to a corporate surety bond as noted in Section 11.1 above, Contractor shall furnish an irrevocable letter of credit in the amount of Two Hundred Fifty Thousand Dollars ($250,000), from a financial institution acceptable to the City and in a form acceptable to the City Attorney as security for the performance of this Agreement (the "LOC"). The LOC shall be the sole responsibility of Contractor, and shall be released in accordance with Section 11.5.

11.3 Forfeiture of Performance Bond

In the event Contractor shall for any reason become unable to, or fail in any way to, perform as required by this Agreement, City may declare a portion or all of the performance bond which is necessary to recompense and make whole the City forfeited to the City. Upon partial or full forfeiture of the performance bond, Contractor shall restore the performance bond to its face amount within thirty (30) days of the City's declaration. Failure to restore the performance bond to its full amount within thirty (30) days shall be a material breach of the Agreement.

11.4 Forfeiture of Letter Of Credit

Thirty (30) days following City providing Contractor with written notice of its failure to pay City any amount owing under this Agreement, the LOC may be drawn upon by City for purposes including, but not limited to:

a. Payment of sums due under the terms of this Agreement which Contractor has failed to timely pay to City

b. Reimbursement of costs borne by City to correct violations of this Agreement not corrected by Contractor, including but not limited to the liquidated damages described in Section 10.4.

City may draw upon the entire LOC and convert it to a cash deposit if Contractor fails to cause the LOC to be extended or replaced with another satisfactory letter of credit no later than 60 days prior to its expiration during the term hereof.

11.5 Performance Security Beyond Service Term

Some Agreement requirements extend beyond the Term of this Agreement and other requirements, such as minimum Diversion rates per Section 5.5.6, will not be substantiated until after the final service date. Therefore, the Contractor shall not terminate the performance bond or letter of credit, and will renew them to ensure continuous availability to the City, until receiving a written release from the City. The City will permit the performance bond and/or letter of credit to expire at the end of 36 months after the end of the Term, unless the City informs the Contractor of a specific outstanding Agreement requirement not yet met. Permission from the City to discontinue holding these performance securities does not relieve Contractor of payments to the City that may be due, or may become due.

11.6 Insurance

The Contractor shall at all times during the Term of this Agreement, at its own cost and expense, obtain and maintain insurance on all the Operating Assets meeting the requirements set forth in Appendix C. If any useful part of the Operating Assets shall be damaged or destroyed, the Contractor shall as expeditiously as may be possible, commence and diligently prosecute the repair or replacement of the damaged property so as to restore the same to use to the extent required to perform the Solid Waste Handling Services in accordance with this Agreement.

ARTICLE XII

COMPENSATION

12.1 Customer Billing and Contractor Compensation

City shall pay to the Contractor a monthly payment for the Solid Waste Handling Services provided by the Contractor hereunder to Residential Cart Customers Billed on the property tax roll the "Residential Service Contractor Payment", which shall be computed in accordance with the provisions of this Article and may be adjusted from time to time as provided in this Agreement. All other Customers and services shall be Billed by Contactor. Compensation described under this Section 12.1 constitutes the entire compensation of the Contractor for the Solid Waste Handling Services. The Contractor waives any right it has or may have at any time during the Term of this Agreement to seek to have the monthly Residential Service Contractor Payment or other fees increased under any theory of fact or law by any Governmental Body, except other than as provided for in this Agreement.

12.1.1 Residential Cart Service Billing

(A) City Billing. City is responsible for Billing Residential Cart Customers for monthly Collection services. City shall pay Contractor monthly for services rendered during the prior calendar month. The Residential Service Contractor Payment shall be equal to the Residential Cart Customer unit count provided for the County property tax roll billing for each fiscal year July 1 to June 30 multiplied by the approved monthly Residential Cart Service Rate for the corresponding fiscal year. If Billings for Residential Cart Service Customers are added to, or removed from the County property tax roll Billing during the fiscal year, City will adjust the unit count accordingly. City assumes risk of non-payment by Residential Cart Customers through Customer's non-payment of its property tax bill.

City shall submit payment to Contractor on a monthly basis, by the 15th of each month representing services provided during the previous month, noting the number of Residential Cart accounts upon which the payment is based. If Contractor wishes to dispute this Residential Cart Customer count, Contractor shall do so no later than sixty (60) days after receipt of the first payment following a Customer count adjustment, or Contractor shall be assumed to accept this count for the remainder of the fiscal year, subject to subsequent adjustments for specific Customers that are added to or removed from tax roll billing.

(B) Offsets. Prior to making the Residential Service Contractor Payment payment to the Contractor each month, the City may, but is not required to, retain any City fee amounts the City is entitled under Section 12.4, that are overdue.

(C) Liquidated Damages. Prior to making the Residential Service Contractor Payment to the Contractor in each month, the City may retain any liquidated damages due and owing to the City from the Contractor.

(D) Escalation of the Residential Service Contractor Payment Schedule. Each amount contained in the Residential Service Contractor Payment Schedule shall be adjusted as provided in Appendix B hereto.

(E) Contractor Billing of Approved Ancilliary Services. Contractor shall be responsible for Billing Customers directly for Bulk Waste Collection above the annual maximums, or for push-out/push-back service if Customer requests such service and is not entitled to receive it at no additional charge.

(F) Contractor Billing Prior to Placement on Tax Roll. Prior to placement of a Residential Cart Customer's Billing on the tax roll, which may happen due to new construction, change of ownership, or otherwise, Contractor shall be responsible for Billing Residential Cart Customers. Rates and fees shall be the same for City and Contractor-Billed Customers. Contractor assumes risk of non-payment.

(G) Contractor Billing in Place of Tax Roll Billing. If select Residential Cart Customers are to remain directly Billed by Contractor (as approved by City, such as for Multi-Family complexes or other cases in which the City does not place the Billing on the tax roll), rates and fees shall be the same for City and Contractor-Billed Customers. Contractor assumes risk of non-payment.

(H) Annual Settlement Statement. Within sixty (60) days after the end of each Agreement Year during the term of this Agreement, City or Contractor may deliver an annual settlement statement (the "Annual Settlement Statement") reflecting any deviations between the Residential Service Contractor Payment payable with respect to such year and the payment as calculated based upon the actual Customer count Billed on the property tax roll and the monthly Residential Cart Service Rate. This settelment is to be based only on errors that may or may not be found. City is not responsible for paying Contractor for Customers not Billed on the County property tax. If any deviation is determined, an adjustment of such amount shall be made in the City's Residential Service Contractor Payment for the Billing Period immediately following the determination.

12.1.2 Residential Bin and Commercial Service Billing

In consideration for providing Solid Waste Handling Services to Residential Bin Service Recipients and Commercial Service Recipients pursuant to this Agreement, the Contractor shall be entitled to charge each such Service Recipients fees in accordance with the Approved Rate Schedule in Appendix E. Fees included in the approved rate schedule constitute the entire compensation of the Contractor for Solid Waste Handling Services provided to such Service Recipients pursuant to this Agreement. Contractor may not assess charges not included in the Approved Rate Schedule; if services are requested beyond the scope of services contemplated under this Agreement, Contractor shall request approval from City to assess appropriate fees. The Contractor waives any right it has or may have at any time during the Term of this Agreement to seek to have the Multi-Family Home Rate and the Commercial Rate increased under any theory of fact or law by any Governmental Body other than as provided for under this Agreement. Contractor shall be responsible for bad debt for Residential Bin, Commercial and Temporary Service Customers.

12.1.3.1 Commercial Rates

The Contractor shall render a statement (a "Commercial Billing Statement") to each Commercial Service Recipient by the 15th day of the month, which Billing Statement shall set forth a calculation of the applicable Commercial Rates for the month in which the Billing Statement is rendered, as determined by using the Commercial Rate Schedule. Such Commercial Rates shall be due to the Contractor within twenty (20) days of the date of the Commercial Billing Statement. All Solid Waste Handling Services shaIl be itemized. The Contractor shall be responsible for determining and maintaining the Service Recipient name, service address, billing address and all other pertinent customer account data. Some Multi-Family Buildings and Commercial Premises share Solid Waste collection service with an adjacent property. The Contractor is responsible for determining and offering shared billing service to such Service Recipients to the extent they have arranged with the adjacent property to share the collection service costs.

12.1.3.2 Multi-Family Building/Residential Bin Rates

The Contractor shall render a statement (a "Multi-Family Building Billing Statement") to each Multi-Family Building Service Recipient receiving Bin Refuse service by the 15th day of the month, which Billing Statement shall set forth a calculation of the applicable Multi-Family Building Rates for the month in which the Billing Statement is rendered, as determined by using the Multi-Family Building Rate Schedule. Such Multi-Family Building Rates shall be due to the Contractor within twenty (20) days of the date of the Multi-Family Building Billing

Statement. The Contractor shall be responsible for determining and maintaining the Service Recipient name, service address, billing address, number of units at the building, and all other pertinent customer account data. Units per building will be used in determining the per dwelling unit Recyclables Collection fee. Some Multi-Family Buildings and Commercial Premises share Solid Waste collection service with an adjacent property. The Contractor is responsible for determining and offering shared billing service to such Service Recipients to the extent they have arranged with the adjacent property to share the Collection Service costs.

Note that Multi-Family Building Customers for which each Dwelling Unit receives individual Refuse, Recyclables and Green Waste Service, not Bin service, will be treated as Residential Cart Service Customers and Billed in accordance with 12.1.1, either by City through the County tax roll or directly by Contractor. Applicable fees and services will be the same as for Residential Cart Customers.

12.1.3.3 Billing Estimates and Adjustments

To the extent that the actual value of charge, credit, index value or any other item in any Billing Statement can be accurately determined at the Billing Statement date, such item shall be billed on a good faith estimated basis, and an adjustment shall be made to reflect the difference between such estimated amount and the actual amount of such item on the Billing Statement next following the date on which the Contractor learns the exact amount of such item.

For Customers who request temporary Bin Service, Contractor will accept major credit cards for payment. Temporary-service Customers who do not have an existing account with Contractor and do not use credit cards may be required by the Contractor to post a security deposit or to pay on a "Cash on Delivery" (C.O.D.) basis. Any unused portion of a security deposit will be refunded to the Customer within five (5) business days of the termination of service.

12.1.4 No Other Charges Permitted

Contractor shall have no right to, and shall not, impose any fee or charge on any Service Recipient or other person for Solid Waste Handing Services except as provided in accordance with this Agreement and the Approved Rate Schedule in Appendix E.

12.2 Billing Disputes

(A) Residential Service Contractor Payment. If the Contractor disputes the amount paid in any monthly payment relating to the Residential Service Contractor Payment for services

provided, Contractor will provide the City with written objection within thirty (30) days of the receipt of such payment indicating the portion of the paid amount that is being disputed and providing all reasons then known to Contractor for its objection to or disagreement with such amount. If the City and the Contractor are not able to resolve such dispute within thirty (30) days after the City's objection, either party may refer such dispute to mediation pursuant to Section 13.12 hereof. If any such amount is adjusted in the Contractor's favor pursuant to agreement, mediation or otherwise, the City shall pay the amount of such adjustment to the Contractor, with interest thereof at the Overdue Rate from the date such disputed amount was due the Contractor to the date of payment in full of such amount. Nothing contained in this subsection shall limit the authority of any authorized officer of the City or any other governmental agency to raise a further objection to any amount paid to, or requested by, the Contractor pursuant to an audit conducted pursuant to Applicable Law.

(B) Residential Bin, Commercial and Temporary Service Rates If any Service Recipient disputes a Billing Statement provided by the Contractor, the Contractor shall provide notice thereof to the Public Works Director, with a copy of the Billing Statement and the nature of the dispute (including copies of any correspondence from the Service Recipient). The Contractor shall use its best efforts to resolve such disputes within seven (7) days of receipt of notice from the Service Recipient of such dispute. If such dispute cannot be mutually resolved by the Contractor and the Service Recipient within such seven (7) day period, the dispute will be submitted to the Public Works Director for binding dispute resolution. The Contractor acknowledges that the determination of the Public Works Director relating to such dispute shall be final and unappealable.

12.3 Delinquent Accounts

Except for Residential Cart Customers added to the County property tax rolls pursuant to Section 12.1.1(A) and subject to the limitations under Section 12.3.(5) below, the Contractor shall be responsible for collecting unpaid Billings, subject to limitations under this Section 12.3, (5) below. The following steps shall be taken in regards to delinquent accounts:

(1) The Contractor will notify the Service Recipient in writing when the bill is ten (10) or more days overdue and attempt by telephone to contact the property owner that stop service will be initiated 45 days after the date of the initial Billing Statement if payment is not made.

(2) The Contractor will implement stop service when the Customer has not paid within forty-five (45) days of the date of the initial Billing Statement.

(3) The Contractor will remove the solid waste container two (2) weeks from the date stop service is initiated.

(4) The Contractor will impose a $45.00 fee for Commercial and Multi-Family Service Recipients and, $25.00 for SingIe Family Homes to return the container after it has been removed for the reason of a delinquent account.

(5) The Contractor will refer the delinquent account to a collection agency or seek legal remedies in small claims court fifteen (15) days after removal of the container. The Contractor shall notify the City at least five (5) days in advance when a Container has been placed on stop service or will be removed. The City reserves the right to direct the Contractor not to proceed or to modify these procedures in special circumstances. The City shall not have any obligation to reimburse the Contractor for delinquent accounts.

12.4 Payments Due City

12.4.1 Payments Due From Contractor

As part of its consideration for entering into this Agreement, and for the exclusive franchise, right and privilege to provide Solid Waste Handling Services as specified herein, Contractor shall provide the payments listed below in this Section 12.4.1. These payments are due from the Contractor as part of the approved compensation and may not be charged in addition to the approved rates.

12.4.1.1 Contracting Fee

Contractor shall pay to City a Contracting Fee in a one-time lump sum payment of one hundred fifty thousand dollars ($150,000) within seven days of execution of this Agreement to reimburse the City for costs it incurred in connection with entering this Agreement. Contractor rates as approved in Appendix E are inclusive of this funding and this shall not be additionally or separately Billed to Customers.

12.4.1.2 Recycle Ranger Funding

In order to support City's outreach and administration of various Solid Waste programs, public education efforts and awards, Contractor shall provide the City with quarterly funding of $16,750 ($67,000 per year), due July 1, October 1, January 1 and April 1 of each Agreement Year, beginning July 1, 2011. Each July 1, this payment shall be adjusted by the percentage change in the average annual Consumer Price Index for all urban wage earners - all items published by the United States Department of Labor, Bureau of Labor Statistics for the Los Angeles - Long Beach -Anaheim statistical area for the calendar year ended the previous December over the average annual Consumer Price Index for all urban wage earners - all items published by the United States Department of Labor, Bureau of Labor Statistics for the

Los Angeles - Long Beach -Anaheim statistical area for the preceding year. Contractor rates as approved in Appendix E are inclusive of this funding and this shall not be additionally or separately Billed to Customers or itemized on Billings.

12.4.1.3 Recyclables Rebate

Contractor shall pay to City a Recyclables Rebate of $37,500 per quarter ($150,000 per year), due July 1, October 1, January 1 and April 1 of each Agreement Year, beginning July 1, 2011. Each July 1, this payment shall be adjusted by the percentage change in the average annual CPI Less Food and Energy for the calendar year ended the previous December over the average annual CPI Less Food and Energy for the preceding year. Contractor rates as approved in Appendix E are inclusive of this funding and this shall not be additionally or separately Billed to Customers or itemized on Billings.

12.4.1.4 Solid Waste Vehicle Road Impact Reimbursement

Contractor shall reimburse the City for impacts to City roads from Solid Waste vehicles in the amount of $62,500 per quarter ($250,000 per year), due July 1, October 1, January 1 and April 1 of each Agreement Year, beginning July 1, 2011. Each July 1, this payment shall be adjusted by the percentage change in the average annual CPI Less Food and Energy for the calendar year ended the previous December over the average annual CPI Less Food and Energy for the preceding year. Contractor rates as approved in Appendix E are inclusive of this funding and this shall not be additionally or separately Billed to Customers or itemized on Billings.

12.4.2 City Fees Collected by Contractor

12.4.2.1 City Fee Payment Levels

City may instruct Contractor to collect fees through its billing of Commercial Service Recipients, Multi-Family Building Service Recipients and to remit such fees to City at no additional cost. Such fees initially include: a percentage-based AB 939 Fee for all Customers; a per unit Administration Fee for Multi-Family Buildings and Single-Family Homes; a percentage-based Administrative Fee for Commercial Service Recipients; and a per unit Household Hazardous Waste Fee for Multi-Family Buildings and Single-Family Homes. All such City Fees shall be added to the applicable rates set forth in Appendix E. City shall provide the initial fee levels to Contractor prior to Contractor's initial billings. The City shall have the right to change the levels or types of these charges (including the establishment of a Franchise Fee to offset the City's expenses in administering this Agreement and fees to compensate the City for the use of and any damage to its streets, sidewalks, curbs and gutters and other infrastructure) by notifying the Contractor in writing of such changes. Such notice

shall specify the date on which the Contractor shall implement the new or changed fee and begin the collection thereof from the Service Recipients.

12.4.2.2 Submission of City Fee Payments

All fee payments received by the Contractor each calendar month shall be submitted to the City by the 15th day of the following month to: City of Redondo Beach, ATTN: Public Works 531 North Gertruda Ave., Redondo Beach, CA 90277. If the fees are not paid on or before the due date, Contractor shall pay to City a penalty in an amount equal to ten percent (10%) of the amount owing for that month, plus interest at a rate of one and one-half (1.5%) per month.

If fee payment is not received in a timely manner, City may withhold, but is not obligated to withhold, such fees from City's payment to Contractor of the Residential Service Contractor Payment.

12.5 Future Fees

City may implement new or increased fees. City will instruct Contractor whether to Collect such fees: 1) in addition to Contractor rates as approved in Appendix E and as described in Section 12.4.2 above, 2) as part of monthly Contractor rates as fees are collected under Section 12.4.1 above, in which case Contractor shall be entitled to a rate adjustment in an amount sufficient to recover the fee from Customers; or 3) as City otherwise instructs Contractor. City may set deadlines and late fees, and additional fees would be subject to audit.

ARTICLE XIII

DEFAULT, TERMINATION FOR CAUSE AND DISPUTE RESOLUTION

13.1 Remedies for Breach

In addition to any specific rights or remedies set forth in this Agreement, the parties agree that, in the event that either party breaches or fails to perform any of its obligations, agreements, duties, or covenants under this Agreement or in the event any representation or warranty made by either party hereunder is untrue in any material respect, the other party shall have the right to take any action and seek any remedy at law or in equity it may have to obtain payment for any damages resulting therefrom. The Contractor acknowledges that the City intends to rely on the Contractor to provide City Solid Waste collection, transportation, disposal, recycling and other services hereunder for the protection of the public health, safety and welfare, and that therefore the City may enforce any action for specific performance the Contractor's obligations hereunder to provide the Solid Waste Handling Services on the terms and conditions provided herein.

13.2 City's Right to Perform Services

13.2.1 Contractor Failure to Collect for any Reason.

Should the Contractor, for any reason whatsoever, fail, refuse or be unable to collect, transport and dispose of any or all, City Solid Waste which it is hereto obligated to collect, transport and dispose of in the time and manner and as herein in this Agreement provided, for a period of more than forty-eight (48) hours, or if in any lesser time period City Solid Waste should accumulate in the City to such an extent, in such manner, or for such time that the Public Works Director or City Council should find that such accumulation endangers or menaces the public health, safety or welfare, then in any of those events, City shall have the right, upon notice to the Contractor, during the period of such emergency, to take possession of any or all of the Operating Assets necessary in the collection, transportation and disposal of the City Solid Waste produced, kept or accumulated in the City, and to use such property to collect, transport and dispose of any or all City Solid Waste which the Contractor would otherwise be obligated to collect, transport and dispose of pursuant to this Agreement. The Contractor agrees that in such event it will fully cooperate with City to effect such a transfer of possession of the Operating Assets for City's use of the same for the collection, transportation and disposal of City Solid Waste. The Contractor agrees that, in such event, the City may take

possession of and use all of the Operating Assets for the above-mentioned purposes without paying the Contractor or any other person any rental or any other charges or compensation whatsoever for such possession and use. The City may in such circumstances operate the Operating Assets with municipal employees or cause the Operating Assets to be operated by subcontractors to the City.

13.2.2 Contractor Repair

The Contractor further agrees that, in the circumstances described in Section 13.2.1 above, the Contractor shall, if City so requests, keep in good repair and condition all of the Operating Assets, service all motor vehicles necessary for continued operations with gasoline, oil and other necessary service, and provide such other service as may be necessary to render the Operating Assets operational and ready for use in collecting and transporting and disposing of City Solid Waste, all free of any and all costs or expenses to the City.

13.2.3 City Use of Contractor Personnel

The Contractor further agrees that, in the circumstances described in Section 13.2.1 above, the City, if it so desires, may immediately engage any or all personnel necessary for the collection, transportation and disposal of City Solid Waste produced, kept or accumulated in the City, and that such employees or personnel may include, if the City so desires, employees or personnel theretofore or then employed by the Contractor. The Contractor further agrees that, if the City should so request, the Contractor shall furnish to the City, free of cost, services of any or all management or office personnel then in the employ of the Contractor whose services are necessary for such operations.

13.2.4 Contractor Reimbursement

The Contractor further agrees that in the circumstances described in Section 13.2.1 above, it shall reimburse the City for any and all costs and expenses incurred by the City in taking over possession of the Operating Assets and in the collection, transportation and disposal of City Solid Waste in such manner and to such an extent as would otherwise be required of the Contractor under the terms of this Agreement, which costs and expenses are in excess of the amount that the City would have been required to pay the Contractor for providing services. In such event the City shall submit a reimbursement statement to the Contractor. Each statement shall list such costs and expenses, and the reimbursement shall be made no later than five (5) days from and after each such submission. In the event the reimbursement is not made, the City may draw upon any security required to be maintained thereunder.

13.2.5 Contractor Resumption of Service

It is further agreed that the City may at any time, at its discretion, relinquish possession of any or all of the Operating Assets to the Contractor and thereupon demand that the Contractor resume the collection, transportation and disposal of City Solid Waste as provided in this Agreement whereupon the Contractor shall be bound to resume the same.

13.2.6 City Performance Not a Taking

It is specifically understood and agreed that the City's exercise of its rights under this Section 13.2 (1) does not constitute a taking of private property for which payment must be made; (2) shall not create any liability on the part of the City to the Contractor; and (3) shall not affect, and shall be in addition to, the indemnity provisions of Section 15.1 of this Agreement are meant to include circumstances arising under this Section.

13.2.7 Duration of City's Rights

The City's right under Section 13.2 hereof to retain temporary possession of the Operating Assets, and to render collection, transportation and disposal services, shall terminate at the earlier of (1) the time when such services can, in the judgment of the City, be resumed by the Contractor, or, (2) the time when the City no longer reasonably requires such Operating Assets, as determined by the City, or (3) the expiration of twelve (12) months from the date the City took possession.

13.3 Events of Default of Contractor

13.3.1 Specific Events of Default

Each of the following shall specifically constitute an event of default on the part of the Contractor:

(A) Improper Assignment of Contract. Any transaction, without any requirement of notice or cure opportunity, not complying with the requirements of Section 4.8.

(B) Fraud or Deceit or Misrepresentation. If the Contractor engages in, or attempts to practice, any fraud or deceit upon City or makes a misrepresentation regarding material information to City.

(C) Insolvency or Bankruptcy. If Contractor becomes insolvent, unable, or unwilling to pay its debts, files a bankruptcy petition or takes steps to liquidate its assets.

(D) Failure to Maintain Insurance Coverage. If Contractor fails to provide or maintain in full force and effect the Workers' Compensation, liability, or indemnification coverage as required by Section 11.6 and Appendix C of this Agreement.

(E) Failure to Provide Performance Bond and/or Letter of Credit. The failure of the Contractor to provide or maintain the performance bond and letter of credit as required pursuant to Sections 11.1 and 11.2, without any requirement of notice or cure opportunity.

(F) Violations of Regulation. If Contractor violates any orders or filings of any regulatory body having jurisdiction over Contractor relative to this Agreement, provided that Contractor may contest any such orders or filings by appropriate proceedings conducted in good faith, in which case no breach of the Franchise and this Agreement shall be deemed to have occurred until a final decision adverse to the Contractor is entered.

(G) Failure to Perform. If Contractor ceases to provide all or a portion of the Collection, processing or Recycling services, or any other Solid Waste Handling Services as required under this Agreement for a period of two (2) consecutive days or more, for any reason within the control of Contractor.

(H) Failure to Pay. If Contractor fails to make any payments required under this Agreement and/or refuses to provide City, within fifteen (15) days of the demand, with required information, reports, and/or records in a timely manner as provided for in the Agreement.

(I) Failure to Cooperate with Audits. Failure to complete, perform or cooperate with any audit as described by this Agreement.

(J) Failure to Submit Reports or Documentation. Failure to complete or to provide required reports or documents to City as required by this Agreement.

(K) Acts or Omissions.

1. Any act or omission by Contractor relative to the services provided under this Agreement which violates the terms, conditions, or requirements of this Agreement, or AB 939, or any law, statute, ordinance, order, directive, rule, or regulation issued pursuant to AB 939 shall constitute a default by the Company. Any failure to correct or remedy any such violation within the time set in the written notice of the violation or, if Contractor cannot reasonably correct or remedy the breach within the time set forth in such notice, if Contractor should fail to commence to correct or

remedy such violation within the time set forth in such notice and diligently effect such correction or remedy thereafter shall constitute a default by Contractor.

2. Any situation in which Contractor or any of its officers, directors or employees are found guilty of any crime related to the performance of this Agreement, or of any crime related to antitrust activities, illegal transport or Disposal of hazardous or toxic materials, or bribery of public officials shall constitute a default by Contractor. The term "found guilty" shall be deemed to include any judicial determination that Contractor or any of Contractor's officers, directors or employees is guilty as well as any admission of guilt by Contractor or any of Contractor's officers, directors or employees including, but not limited to, the plea of "guilty", "nolo contendre", "no contest", and "guilty to a lesser charge."

(L) False or Misleading Statements. Any representation or disclosure made to City by Contractor in connection with or as an inducement to entering into this Agreement, or any future amendment to this Agreement, which proves to be false or misleading in any material respect as of the time such representation or disclosure is made, whether or not any such representation or disclosure appears as part of this Agreement.

(M) Attachment. The seizure of, attachment of, or levy on, the operating equipment of Contractor, including, without limits, its equipment, maintenance or office facilities, or any part thereof.

(N) Suspension or Termination of Service. Any termination or suspension of the transaction of business by Contractor, including, without limitation, due to labor unrest including strike, work stoppage or slowdown, sick-out, picketing, or other concerted job action lasting more than two (2) consecutive days, unless, and only to the extent, termination or suspension is excused under Section 15.4.

(O) Failure to Provide Assurance of Performance. If Contractor fails to provide reasonable assurances of performance as required under Section 13.13.

(P) Commingling of Recyclables With Refuse/Landfilling of Recyclables. If Contractor empties Containers of properly set out Recyclable Materials or Green Waste into a Refuse load, or transports Recyclable Materials or Green Waste to a landfill or other location at which the material will not be diverted from landfilling (with the exception of Green Waste used as alternative daily cover provided full Diversion credit is received).

(Q) Failure to Meet 59% Diversion Goal. Contractor fails to divert at least 59% of all Solid Waste it Collects exclusively under this Agreement, per Section 5.5.6, for two consecutive calendar years, beginning calendar year 2013.

(R) Department of Resources, Recycling and Recovery Compliance Issues. Department of Resources, Recycling and Recovery issues a compliance order or assesses a penalty against City in regards to compliance with AB 939 due in any part to Contractor's failure to meet any requirement under this Agreement.

(S) Missed Collections. The failure of the Contractor, except as may be excused by Uncontrollable Circumstances to make at least 99.95% of the gross number of scheduled collections of City Solid Waste from Residential Premises, Multi-Family Premises, and Commercial Premises in any Agreement Year.

Contractor shall have seventy-two (72) hours (excluding Saturday, Sunday and holidays included in Section 6.11) from the time it is given notification by City to cure any default arising under subsections D, E, G, H, I, J, M, N, O and P provided, however, that City shall not be obligated to provide Contractor with a notice and cure opportunity if Contractor has committed the same or similar breach within a twenty-four (24) month period. It is expressly understood that Contractor is not entitled to receive notice of default, or to cure such default, with respect to those matters listed in subsections A, B, C, F, K, L, Q, R and S above.

13.3.2 Other Failures to Perform

The City may consider the Contractor to be in default due to Contractor's failure or refusal of the Contractor to perform any term, covenant, obligation or condition contained in this Agreement other than an event of default specifically described in Section 13.3.1 above, provided that:

(a) The City has given prior written notice to the Contractor, stating that a specific failure or refusal to perform exists which will unless corrected, constitutes a material breach of this Agreement on the part of the Contractor and which will, in its opinion, give the City a right to terminate this Agreement for cause under this Section unless such default Is corrected within fifteen (15) days, and

(b) The Contractor has neither disputed the City's conclusion that such failure or refusal to perform has occurred or constitutes a material breach of this Agreement pursuant to the procedure in Section 13.12 below nor corrected or diligently taken steps to correct such default within such fifteen (15) day period from receipt of the notice given pursuant to the clause (a) of this subsection (but if the Contractor shall have diligently taken steps to

correct such default within a reasonable period of time, the same shall not constitute an event of default for as long as the Contractor is continuing to take such steps to cure such default and pursues such cure to completion within a reasonable amount of time which shall in no event exceed ninety (90) days).

13.4 Termination Liquidated Damages Payable to the City

If this Agreement is terminated by the City for cause, as a result of an event of default or other material breach by the Contractor hereunder, the Contractor immediately upon receipt of the City's termination notice shall pay to the City as liquidated damages (1) all amounts payable to the City by the Contractor as liquidated damages up to such date of termination, (2) an amount equal to the sum of all increased payments, damages, penalties incurred by or on behalf of the City as a result of the termination of this Agreement, and (3) the sum of $250,000.

13.5 Right to Terminate Upon Default and Right to Specific Performance

If Contractor commits a material breach of this Agreement, including but not limited to any event of default listed in Section 13.3 above (and, if permitted to cure under the Agreement, does not cure such breach within the alloted time), City shall be entitled to unilaterally terminate this Agreement or impose other such sanctions (which may include financial sanctions, temporary suspensions or any other conditions it deems appropriate short of termination) as it shall deem proper. Should City decide to terminate this Agreement upon a default by Contractor, City shall have the right to do so upon giving ten (10) days notice to Contractor, and shall not be required to take any further action (such as holding any hearing, bringing any suit or taking any other action). Upon termination by City, Contractor shall be compensated only for those services which have been adequately rendered to City prior to the termination date, and Contractor shall be entitled to no further compensation. Upon termination, City shall be entitled to damages caused by such violation and the resulting termination, including, but not limited to the liquidated damages provided for in Section 13.4 above.

City's rights to terminate this Agreement and to take possession of Contractor's operating Facility, to the extent necessary to continue uninterrupted service to the City, and/or equipment are not exclusive, and City's termination of this Agreement shall not constitute an election of remedies. Instead, such remedies shall be in addition to any and all other legal and equitable rights and remedies which City may have.

By virtue of the nature of this Agreement, the urgency of timely continuous and high-quality service, the time required to effect alternative service, and the rights granted by City to Contractor, the remedy of damages for a breach hereof by Contractor is inadequate and City

shall be entitled to seek injunctive relief and/or specific performance of any breach of this Agreement.

13.6 Waiver of Defenses

The Contractor acknowledges that it is solely responsible for providing the Solid Waste Handling Services described herein, and hereby irrevocably and unconditionally waives the following defenses to the payment and performance of its obligations under this Agreement: any defense based upon failure of consideration, contract of adhesion, impossibility or impracticability of performance, commercial frustration of purpose or the existence, non-existence, occurrence or non-occurrence of any foreseen or unforeseen fact, event or contingency that may be a basic assumption of the Contractor with regard to any provision of this Agreement.

13.7 Enforcement Costs

The Contractor agrees to pay to the City all fees and expenses incurred by or on behalf of the City in enforcing payment or performance of the Contractor's obligations hereunder if such non-performance results in a judicially determined breach or event of default by the Contractor.

13.8 Event of City Default – Failure to Pay.

The failure of the City to pay non-disputed amounts due and owing to the Contractor under this Agreement within forty (40) days following receipt of a Contractor invoice therefore may be considered by Contractor as an event of default. Contractor shall notify City of its failure to make proper payment and provide a reasonable opportunity to cure.

13.9 No Waivers

No action of the City or Contractor pursuant to this Agreement (including, but not limited to, any investigation or payment), and no failure to act, shall constitute a waiver by either party of the other party's compliance with any term or provision of this Agreement. No course of dealing or delay by the City or Contractor in exercising any right, power or remedy under this Agreement shall operate as a waiver thereof or otherwise prejudice such party's rights, powers and remedies. No single or partial exercise of (or failure to exercise) any right, power or remedy of the City of the Contractor under this Agreement shall include any other or further exercise thereof or the exercise of any other right, power or remedy.

13.10 No Consequential or Punitive Damages

In no event shall either party hereto be liable to the other or obligated in any manner to pay to the other any special, incidental, consequential, punitive or similar damages based upon claims arising out of or in connection with the performance or non-performance of its obligations or otherwise under this Agreement, or the material inaccuracy of any representation made in this Agreement, whether such claims are based upon contract, tort, negligence, warranty or other legal theory.

13.11 Forum for Dispute Resolution

It is the express intention of the parties that all legal actions and proceedings related to this Agreement or to the Solid Waste Handling Services or to any rights or any relationship between the parties arising therefrom shall be solely and exclusively initiated and maintained in courts of the State of California or the United States of America having appropriate jurisdiction.

13.12 Administrative Review of Disputes

In the event Contactor disputes the City's conclusion that a material breach has occurred pursuant to Section 13.3.2 above, Contractor may give City written notice of such dispute. Following the receipt of such notice by City, the parties shall attempt in good faith to resolve such dispute. The City agrees that it will not act to terminate this Agreement for cause over any alleged breach disputed under this Section 13.12 until the conclusion of the thirty (30) day resolution period provided for herein.

13.13 Assurance of Performance

City may, at its option and in addition to all other remedies it may have, demand from Contractor reasonable assurances of timely and proper performance of this Agreement, in such form and substance as City may require. If Contractor fails or refuses to provide satisfactory assurances of timely and proper performance in the form and by the date required by City, such failure or refusal shall constitute an event of default.

13.14 Review of Services and Performance

At City's sole option, the City may hold a meeting or public hearing to review any and all reports provided by this Agreement and to review Contractor's performance and quality of service. Topics for discussion and review at the hearing include, but shall not be limited to services provided, customer complaints, rights of privacy, recommended amendments to the Agreement, developments in the law, new initiatives for meeting or exceeding AB 939's goals

and regulatory constraints. The reports required by this Agreement shall be utilized as the basis for review. Additional documentation may be requested. In addition, any customer may submit comments or complaints during the review meetings, either orally or in writing, and these may be considered. The Contractor shall be present and shall participate. If any noncompliance with the Agreement is found, the City may direct the Contractor to correct the inadequacies and the City may pursue all other legal and equitable remedies.

As a result of its findings following any meeting or public hearing pursuant to this Section 13.14, City may require Contractor to provide expanded or new services within a reasonable time and City may direct or take corrective actions for any performance inadequacies (although nothing contained in this provision should be construed as requiring City to hold any such meeting or public hearing in order to enforce any rights or remedies it has pursuant to the terms hereof). Should City require expanded or new services as a remedy for Contractor's failure to perform its obligations hereunder, no additional compensation shall be due for such services. Otherwise, any new or expanded services required of Contractor shall be subject to the provisions of Section 5.18.

ARTICLE XIV

TERM

14.1 Term of Agreement

The term of this Agreement (the "Term") shall be eight (8) years, commencing on July 1, 2011, and expiring June 30, 2019, subject to extension as provided in Section 14.2 below. Nothing in this Section 14.1 shall be construed as limiting City's right to terminate this Agreement for cause pursuant to Article XIII above.

14.2 City's Option to Extend Term

City shall have the sole option to extend the Term of this Agreement up to twenty-four (24) months following the initial contract term under Section 14.1. The City may, upon at least ninety (90) days advanced written notice to the Contractor prior to the expiration of the Term of this Agreement, exercise this extension option. If City provides this extension notice, the Agreement will automatically renew monthly, up to a maximum of twenty-four (24) months. This extension period shall terminate, upon the earlier of: (i) the expiration of the aforementioned twenty-four (24) months, or (ii) ninety (90) days following the date upon which City gives Contractor written notice of termination.

ARTICLE XV

MISCELLANEOUS PROVISIONS

15.1 Indemnification

Contractor hereby agrees to and shall indemnify and hold harmless City, its elected and appointed boards, commissions, officers, employees, consultants and agents (collectively, "Indemnitees") from and against any and all loss, liability, penalty, forfeiture, claim, demand, action, proceeding or suit in law or equity of any and every kind and description (including, but not limited to, injury to and death of any Person and damage to property, or for contribution or indemnity claimed by third parties) arising or resulting from and in any way connected with (1) the acts or ommissions of Contractor, its officers, employees, agents, contractors and/or subcontractors in performing services under this Agreement; and (2) the failure of Contractor, its officers, employees, agents, contractors and/or subcontractors to comply in all respects with the provisions of this Agreement, Applicable Laws (including, without limitation, the Environmental Laws), ordinances and regulations, and/or applicable permits and licenses. The foregoing indemnity shall apply regardless of whether such loss, liability, penalty, forfeiture, claim, demand, action, proceeding, suit, injury, death or damage is also caused in part by any of the Indemnitees' negligence, but shall not extend to matters resulting from the Indemnitees' sole negligence, or willful misconduct. Contractor further agrees to and shall, upon demand of City, at Contractor's sole cost and expense, defend (with attorneys acceptable to City) the Indemnitees against any claims, actions, suits in law or equity or other proceedings, whether judicial, quasi-judicial or administrative in nature, arising or resulting from any of the aforementioned events, and to reimburse City for any and all costs and expenses City incurs in providing any such defense, either before, during or after the time Contractor elects to provide such defense, including attorney's fees and any and all other costs incurred in overseeing any defense to be provided herein by Contractor.

Contractor, upon demand of City, made by and through the City Attorney, shall protect City and appear in and defend the Indemnitees in any claims or actions by third parties, whether judicial, administrative or otherwise, including, but not limited to disputes and litigation over the definitions of "Solid Waste" or "Recyclable Material," the scope of the rights granted herein, conflicts between the rights granted herein and rights asserted by other Persons, or the limits of City's authority with respect to the grant of licenses, or agreements, exclusive or otherwise, or asserting rights under the United States or California Constitutions or any federal or state law to provide Solid Waste Handling Services in the City.

THE PROVISIONS OF THIS SECTION SHALL NOT TERMINATE OR EXPIRE, SHALL BE GIVEN THE BROADEST POSSIBLE INTERPRETATION AND SHALL SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THIS AGREEMENT.

15.2 Hazardous Substances Indemnification

A. Without regard to any insurance coverage or requirements, and without limiting the above general indemnification obligation in any way, Contractor specifically agrees to and shall, to the maximum extent permitted by law, defend (with counsel acceptable to City), reimburse, indemnify, and hold Indemnities harmless from and against any and all claims, actions, liabilities, damages, demands, judgments, losses, costs, liens, expenses, suits, actions, attorneys' fees, consultant fees, penalties and any and all other losses, damages, fees and expenses of whatever kind or nature ("Claims") (including but not limited to response costs, investigative costs, assessment costs, monitoring costs, treatment costs, cleanup costs, removal costs, remediation costs, and similar costs, damages and expenses) that arise out of or are alleged to arise out of or in any way relate to any action, inaction or omission of Contractor that:

1. results in any demand, claim, notice, order, or lawsuit, asserting that any Indemnitee is liable, responsible or in any way obligated to investigate, assess, monitor, study, test, treat, remove, remediate, or otherwise cleanup, any Hazardous Contaminant (as defined herein); or

2. relates to material Collected, transported, recycled, processed, treated or disposed of by Contractor.

B. Contractor's obligations pursuant to this section shall apply, without limitation, to:

1. any Claims brought pursuant to or based on the provisions of any Environmental Law;

2. any Claims based on or arising out of or alleged to be arising out of the ownership, use, lease, sale, design, construction, maintenance or operation of Contractor of any Facility;

3. any Claims based on or arising out of or alleged to be arising out of the marketing, sale, distribution, storage, transportation, Disposal, processing or use of any materials recovered by Contractor;

4. any Claims based on or arising out of or alleged to be arising out of any breach of any express or implied warranty, representation or covenant arising out of or in connection with this Agreement.

C. The foregoing indemnity and defense obligations shall apply irrespective of the negligence or willful misconduct of Contractor or any Affiliate of Contractor.

D. For purposes of this section, the term "Hazardous Contaminant" shall mean any Hazardous Substance, any Hazardous Waste, any crude oil or refined or unrefined petroleum product or any fraction or derivative thereof; and any asbestos or asbestos-containing material. The term "Hazardous Contaminant" shall also include any and all amendments to any referenced statutory or regulatory provisions made before or after the date of execution of this Agreement.

E. THE PROVISIONS OF THIS SECTION SHALL NOT TERMINATE OR EXPIRE, SHALL BE GIVEN THE BROADEST POSSIBLE INTERPRETATION AND SHALL SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THIS AGREEMENT.

15.3 AB 939 Indemnification and Guarantee

A. To the extent authorized by law, Contractor agrees to indemnify and hold harmless City from and against all fines and/or penalties imposed by the Department of Resources, Recycling and Recovery, either directly on the City or as a result of a fine and/or penalty imposed on the Los Angeles Regional Agency (LARA), in the event the source reduction and Recycling goals or any other requirement of AB 939 are not met by City with respect to the waste stream Collected under this Agreement.

B. Contractor warrants and represents that it is familiar with City's waste characterization study as set forth in City's Source Recovery and Recycling Element (SRRE), and that it has the ability to and will provide sufficient programs and services to ensure City will meet or exceed the Diversion requirements (including, without limitation, amounts of Solid Waste to be diverted, time frames for Diversion, and any other requirements) set forth in AB 939, with respect to that portion of the Solid Waste generated in City that is the subject of this Agreement.

15.4 Excuse from Performance

15.4.1 Uncontrollable Circumstances

The Parties shall be excused from performing their respective obligations hereunder in the event they are prevented from so performing by an Uncontrollable Circumstance. The interruption or discontinuance of Contractor's services caused by one (1) or more Uncontrollable Circumstances shall not constitute a default by Contractor under this Agreement. Notwithstanding the foregoing, however, if Contractor is excused from per-

forming its obligations hereunder by reason of an Uncontrollable Circumstance for a period of thirty (30) days or more, City shall nevertheless have the right, in its sole discretion, to terminate this Agreement by giving ten (10) days' notice, and may contract with another party for Solid Waste Handling Services.

15.4.2 Labor Unrest

Labor unrest, including work stoppage or slowdown or sick-out conducted by Contractor's employees or directed at Contractor is excused from performance only to the extent that the following requirements are met:

- Contractor provides a contingency plan to the City prior to the execution of this Agreement demonstrating how services will be provided. Plan is subject to City approval and Contractor shall amend plan until it meets City requirements, including reasonably demonstrating how City's basic Collection and sanitary needs will be met to the City's satisfaction.

- Contractor shall meet all requirements of this plan; if Contractor does not meet all requirements, City may choose to revoke this excuse from performance offered under this Agreement and may choose to use enforcement provisions under this Agreement, including Article XIII.

The party claiming excuse from performance shall, within two (2) days after such party has notice of such cause, give the other party notice of the facts constituting such cause and asserting its claim to excuse under this section.

The interruption or discontinuance of Contractor's services caused by labor-related events excused under this Section 15.4.2 shall not constitute a default by Contractor under this Agreement. Notwithstanding the foregoing, however, if Contractor is excused from performing its obligations hereunder for any of the causes listed in this section for a period of thirty (30) days or more, City shall nevertheless have the right, in its sole discretion, to terminate this Agreement by giving ten (10) days' notice, and may contract with another party for Solid Waste Handling Services.

15.4.3 Notification in Uncontrollable Circumstances

The party experiencing an Uncontrollable Circumstance that qualifies for an excuse from performance under this Section 15.4 shall notify the other party by telephone and in writing on or promptly after the date the party first knows of the imminent or existing circumstances. Within two (2) days of the initiation of the event giving rise to the possibility of excuse from

performance, party will provide a written description of: 1) the event and the cause, 2) the date the event began and estimated duration, 3) the estimated impact on the other party and its obligations under this Agreement, and 4) potential mitigating actions which parties may take and any areas where costs and effects might be reduced. The party claiming to be adversely affected shall, as promptly as reasonably possible, use its best efforts to eliminate the cause therefore, reduce costs and resume performance under this Agreement. While the delay continues, the party claiming to be adversely affected shall give daily notice to the other party updating the information previously submitted.

15.5 Limited Recourse to the City

No recourse shall be had to the general funds or general credit of the City for the payment of any amount due the Contractor hereunder, or the performance of any obligation incurred hereunder, including the Residential Service Contractor Payment, for any Loss-and-Expenses of any nature arising from the performance or non-performance of the City's obligations hereunder. The sole recourse of the Contractor for all such amounts shall be to the funds held in the Solid Waste Fund. All amounts held in the Solid Waste Fund shall be held for the uses permitted required thereby, and no such amounts shall constitute property of the Contractor. The City shall make adequate provision in the administration of the Solid Waste Fund for the payment of any amount or the performance of any obligation which may be due hereunder.

15.6 Relationship of Parties

Neither party to this Agreement shall have any responsibility whatsoever with respect to services provided or contractual obligations or liabilities assumed by the other party hereto, whether accrued, absolute, contingent or otherwise, or whether due or to become due. The Contractor is an independent Contractor and Agreement holder and nothing in this Agreement shall be deemed to constitute either party a partner, agent or legal representative of the other party or to create any fiduciary relationship between the parties.

15.7 Non-Discrimination

The Contractor shall not discriminate nor permit discrimination, in regards to employment, provision of services or otherwise, by any of its officers, employees, agents and representatives against any person because of age, race, color, religion, national origin, sex, sexual orientation or physical or mental disability. The Contractor will take all actions reasonably necessary to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, national origin, sex, sexual orientation or physical or mental disability. Such action shall include, without limitation, recruitment and recruitment advertising; layoff or termination; upgrading,

demotion, transfer, rates of pay or other form of compensation; and selection for training, including apprenticeship.

The Contractor shall impose the non-discrimination provisions of this Section by contract on all Subcontractors hired with the City's consent to perform work related to performance of its obligations hereunder and shall take all reasonable actions necessary to enforce such provisions. The Contractor will post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

15.8 Actions of the City in Its Governmental Capacity

Nothing in this Agreement shall be interpreted as limiting the rights and obligations of the City in its governmental or regulatory capacity, or as limiting the right of the Contractor to bring any legal action against the City not based on this Agreement arising out of any act or omission of the City in its governmental or regulatory capacity.

15.9 Compliance with Applicable Law

The Contractor shall comply with the rules and regulations governing the Operation, use and services of the Designated Disposal Site, shall observe and perform all of the terms and conditions contained in the Act, the City Charter, the City Code and all other Applicable Law, shall obtain and maintain all Legal Entitlements required for the Operating Assets and the Solid Waste Handling Services, and shall comply with all valid acts, rules, regulations, orders and directions of any Governmental Body applicable to the Operating Assets and the Solid Waste Handling Services provided hereunder.

15.10 Rules and Regulations of City

The City shall have the power to establish rules and regulations relating to the accumulation, collection, recycling and disposal of City Solid Waste not inconsistent with the provisions of this Agreement, providing such rules and regulations are found to be reasonably necessary by the City for enforcement of the provisions of this Agreement, or any and all Applicable Laws and for the preservation of the public peace, health and safety. The Contractor agrees to comply with any and all such rules and regulations.

15.11 Taxes and Utility Charges

The Contractor shall pay all Taxes lawfully levied or assessed upon or in respect of the Operating Assets or the Solid Waste Handling Services, or upon any part thereof or upon any revenues of the Contractor therefrom, and provide and pay the cost of all Utilities necessary

for the operation of the Operating Assets and the provision of the Solid Waste Handling Services, when the same shall become due.

15.12 Binding Effect

This Agreement shall bind and inure to the benefit of the parties hereto and any successor or assignee acquiring an interest hereunder consistent with the provisions hereof.

15.13 Subcontractors

The Contractor shall not utilize any subcontractors for the performance of the Solid Waste Handling Services except with the consent of the City, which may be withheld or delayed in its sole and absolute discretion. In the event subcontractors are utilized, the Contractor shall provide the City with direct access to a designated representative from the subcontractor, such designation not to be changed without prior approval of the City, except in cases of termination of the employee. The parties acknowledge that the City's direct contact with any subcontractors in no way eliminates the Contractor's responsibility to fulfill its obligations under this Agreement.

15.14 Amendments

Neither this Agreement nor any provision hereof may be changed, modified, amended or waived except by written agreement duly executed by both parties.

15.15 Notice of Litigation

Each party shall deliver written notice to the other of any Legal Proceeding to which it is a party and which questions the validity or enforceability of this Agreement or any other related agreement executed by the City or the Contractor or any Legal Entitlement issued In connection herewith.

15.16 Notices

Any notices, reports or other communications required or permitted hereunder to be given to the City shall be in writing and shall be sufficiently given only if delivered in person to the City Clerk, City of Redondo Beach, Redondo Beach, California 90277 with a copy also delivered in person to the Public Works Director, City of Redondo Beach, 531 N. Gertruda Ave., Redondo Beach, California 90277. Any notices or communications required or permitted hereunder to be given to the Contractor shall be in writing and shall be sufficiently given if delivered in person to the Contractor at:

Chief Operating Officer
Athens Services
14048 Valley Boulevard
City of Industry, CA 91746

Changes in the respective addresses to which such notices may be directed may be made from time to time by any party by written notice to the other party in the same manner as provided herein. Notices and communications given by mail hereunder shall be deemed to have been given five (5) days after the date of dispatch; all other notices shall be deemed to have been given upon receipt.

15.17 Parties in Interest

Nothing in this Agreement, whether express or implied, is intended to confer any rights on any Persons other than the parties to it and their representatives, successors and permitted assigns.

15.18 Waiver

The waiver by either party of any breach or violation of any provisions of this Agreement shall not be deemed to be a waiver of any breach or violation of any other provision nor of any subsequent breach of violation of the same or any other provision. The subsequent acceptance by either party of any moneys which become due hereunder shall not be deemed to be a waiver of any pre-existing or concurrent breach or violation by the other party of any provision of this Agreement.

15.19 Contractor's Investigation

Contractor has made an independent investigation (satisfactory to Contractor) of the conditions and circumstances surrounding the Agreement and the work to be performed by it.

15.20 City Free to Negotiate with Third Parties

City may investigate all options for the Collection, transporting, Recycling, processing and Disposal of Solid Waste for periods during which this Agreement has expired or been terminated. Without limiting the generality of the foregoing, City may solicit proposals from Contractor and from third parties for the provision of Solid Waste Handling Services which are the subject of this Agreement, including without limitation Collection services, Disposal services, Recycling services, Green Waste services and processing, and any combination thereof, and may negotiate and execute agreements for such services which will take effect

upon the expiration or earlier termination of this Agreement pursuant to Article XIII or otherwise.

15.21 Privacy

Contractor shall strictly observe and protect the rights of privacy of Customers. Information identifying individual Customers or the composition or contents of a Customer's waste stream shall not be revealed to any Person, governmental unit, private agency, or company, unless upon the authority of a court of law, by statute, or upon valid authorization of the Customer. This provision shall not be construed to preclude Contractor from preparing, participating in, or assisting in the preparation of waste characterization studies or waste stream analyses which may be required by AB 939. This provision shall not apply to reports or records provided to City pursuant to this Agreement.

15.22 Proprietary Information, Public Records

The City acknowledges that a number of the records and reports of Contractor are proprietary and confidential. Contractor is obligated to permit City inspection of its records on demand and to provide copies to City where requested. City will endeavor to maintain the confidentiality of all proprietary information provided by Contractor. Notwithstanding the foregoing, any documents provided by Contractor to City that are public records may be disclosed pursuant to a proper public records request.

15.23 Section Deleted

15.24 Cooperation in Preparation for Termination or Expiration of Contract

Prior to, and at, the end of the Term or in the event this Agreement is terminated for cause prior to the end of the Term, Contractor shall cooperate fully with City and any subsequent Solid Waste enterprise it designates to assure a smooth transition of Solid Waste Handling Services. Contractor's cooperation shall include, but not be limited to, providing route lists, Billing information and other operating records needed to service all Premises covered by this Agreement. The failure to cooperate with City following termination shall be conclusively presumed to be grounds for specific performance of this covenant and/or other equitable relief necessary to enforce this covenant.

Contractor shall provide a new service provider with all keys, security codes and remote controls used to access garages and Bin enclosures. Contractor shall be responsible for coordinating transfer immediately after Contractor's final pickups, so as not to disrupt service. Contractor shall provide City with detailed route sheets containing service names and

addresses, Billing names and addresses, monthly rate and service levels (number and size of Containers and pickup days) at least 90 days prior to the transition date, and provide an updated list two weeks before the transition and a final list of changes the day before the transition. Contractor shall provide means of access to the new service provider at least one full business day prior to the first day of Collection by another party, and always within sufficient time so as not to impede in any way the new service provider from easily servicing all Containers.

15.25 Further Assurances

Each party agrees to execute and deliver any instruments and to perform any acts as may be necessary or reasonably requested by the other in order to give full effect to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below.

CITY OF REDONDO BEACH

Dated: _____ By:_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

ARAKELIAN ENTERPRISES, INC. DBA ATHENS SERVICES

Dated:_____ By:_____
Name:

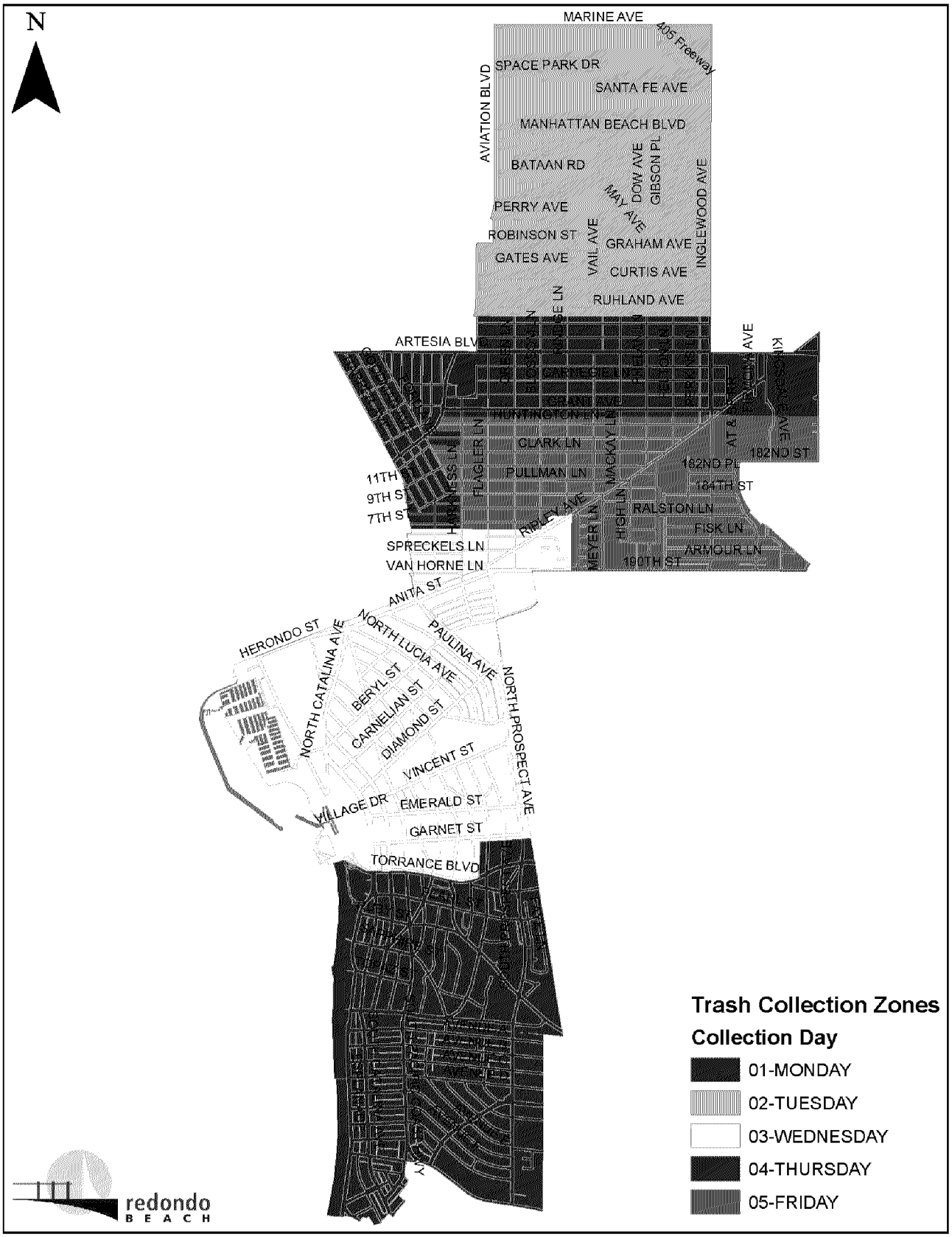
Title:

APPENDIX A

MAP OF CITY

The License Area per Section 4.1.2 reflects the area within the City boundaries included in the following City map, and as the boundaries may be adjusted due to annexation during the term of this Agreement, except to the extent that Collection by the Company within that annexed territory would violate the provisions of Public Resources Code Section 49520.

The following map also indicates Residential Cart Collection days by area; this schedule is not permitted to be altered without approval by City.


N
MARINE AVE
405 Freeway
SPACE PARK DR
SANTA FE AVE
AVIATION BLVD
MANHATTAN BEACH BLVD
BATAAN RD
DOW AVE
GIBSON PL
MAY AVE
INGLEWOOD AVE
PERRY AVE
ROBINSON ST
VAIL AVE
GRAHAM AVE
GATES AVE
CURTIS AVE
RUHLAND AVE
ARTESIA BLVD
CLARK LN
PULLMAN LN
182ND PL
182ND ST
184TH ST
11TH ST
9TH ST
7TH ST
RALSTON LN
FISK LN
ARMOUR LN
193TH ST
SPRECKELS LN
VAN HORNE LN
ANITA ST
HERONDO ST
NORTH LUCIA AVE
PAULINA AVE
NORTH CATALINA AVE
BERYL ST
CARNELIAN ST
DIAMOND ST
VINCENT ST
NORTH PROSPECT AVE
VILLAGE DR
EMERALD ST
GARNET ST
TORRANCE BLVD
redondo BEACH
Trash Collection Zones
Collection Day
01-MONDAY
02-TUESDAY
03-WEDNESDAY
04-THURSDAY
05-FRIDAY

APPENDIX B

RATE ADJUSTMENT SUBMITTAL REQUEST FORM

B.1 General

The maximum rates set forth in Appendix E, and as more fully defined as Contractor Compensation in this Appendix, shall be the maximum amount Contractor may charge Customers as full, entire and complete compensation due pursuant to this Agreement for all labor, equipment, materials and supplies, taxes, insurance, bonds, letters of credit, overhead, Disposal, transfer, profit and all other things necessary to perform all the services required by this Agreement in the manner and at the times prescribed. Contractor shall impose no other charges for services provided to Customers unless approved by the City's Public Works Director.

B.2 Initial Rates

The maximum rates that Contractor may charge Customers through the Rate Year ending June 30, 2012, shall not exceed the maximum rates set forth in Appendix E.

B.3 Schedule of Future Adjustments

Beginning with the Rate Year starting July 1, 2012 and ending on June 30, 2013 and for all subsequent Rate Years, Contractor may request an annual adjustment to the maximum rates shown in Appendix E. The Contractor shall submit its request in writing, to be received by City in Person or via certified mail, by the preceding February 15th, and shall be based on the method of adjustment described in Section B.4. Failure to submit a written request by February 15th shall result in Contractor waiving the right to request such an increase for the subsequent Rate Year. If the adjustment would have resulted in a decrease to rates, City may implement the adjustment calculated in accordance with Section B.4 below. An adjustment to the maximum rates is subject to the approval of the City Council at a public hearing and may be effectuated through resolution of the City Council without necessitating formal amendment to this Agreement.

B.4 Method of Adjustments

B.4.1 General

Pursuant to Section B.3, the Contractor may request an adjustment to the maximum rates according to the method described below and the formulas shown in Appendix B.4.4 and B.4.6, subject to review and approval of City. All future adjustments are to be effective July 1.

B.4.2 Cost Components for Rate Adjustment Indices

The approved rates consist of the following cost component categories. Each cost component may be adjusted by the change in the corresponding index below. See Section B.4.5 for detailed rate adjustment procedures for the Compactor Roll-Off rate and Section B.4.3 for all other rates.

Cost Category	Initial Weightings		Rate Adjustment Factor
	Cart/Bin	Roll-Off	
Labor	28.9%	59.6%	Change in the highest level rate for the "Driver A/B" Classification to be in effect as of the date the new rates go into effect (July 1st) under the Agreement between local haulers and Package and General Utility Drivers Local Union 396,
Fuel	9.9%	26.9%	Producer Price Index WPU 0531, Fuels and related products and power, natural gas
Equipment	11.9%	0%	Producer Price Index, PCU336120336120, Heavy duty truck manufacturing
Waste-To-Energy	11.2%	N/A	Actual change in waste-to-energy facility gate fee per ton
Disposal/ Green Waste and Organics Processing	31.6%	N/A	Consumer Price Index for All Urban Consumers (CUURA421SA0), Los Angeles-Riverside-Orange County, CA, all items, capped at 5% (increases over 5% to roll to subsequent years)
All Other	6.5%	13.5%	Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index – U.S. city average
Total	100%	100%	

(1) Example calculation:

Labor Contract Rate Adjustment Date	10/01/2010	10/01/2011
Hourly Rate (hypothetical rates)	$20.00	$20.80
Collection Contract Rate Adjustment Date	n/a	7/01/2012
Change to Labor Component	n/a	4.0%

If a labor contract terminates and a subsequent labor contract has not been executed prior to the rate adjustment calculation, the percentage change in the labor cost component used in the

prior year's adjustment calculation will be used. In the event that the estimated labor component change is higher or lower than the actual change after a new labor contract is executed, no correction to compensation adjustment shall be provided for that year

B.4.3 Rate Adjustment Steps

All rates, including Cart, Bin and extra services rates, will be adjusted using the same methodology and cost component weightings, with the exclusion of compactor Roll-Off Box service and Roll-Off Box disposal rate and Recyclable Collection fee from Multi-Family Bin Customers. See Section B.4.4 for an example calculation based upon the steps described below.

Step One – Calculate the percentage increase or decrease in each index listed in Section B.4.2. The increase or decrease in the published indices for fuel, equipment, and all other (CPI Less Food and Energy) will be for the change in the average annual published index between the calendar year ended the October prior to the Rate Year anniversary date and prior calendar year. (See B.4.7 Example Calculation of Average Annual Index)

Step Two – The first rate adjustment cost components as a percentage of total costs are provided in Section B.4.2 above, with subsequent components calculated in Step Four of the rate adjustment. For Step Two of each subsequent rate adjustment, use the cost components recalculated in Step Four during the previous rate adjustment.

Multiply the percentage changes for each rate adjustment component by that component's weighting and add these resulting percentages together to get the total weighted change to the rates.

Step Three – Multiply the total weighted percent change from Step Two by the existing Customer rates to calculate the increase or decrease to the maximum rates. Add the rate increase or decrease to the existing rates to derive the newly adjusted rates.

Step Four – Recalculate weightings for the following year based upon these changes.

Note: The per unit fee for Recyclables Collection from Multi-Family units will adjust solely per the change in CPI less food and energy.

B.4.4 Example Cart and Bin Rate Adjustment Formula

Step One: Calculate percentage change in indices

			A	B	C
Row	Adjustment Factor	Index	Old Index Value	New Index Value	Percent Change In Index ((Column B/ Column A) -1)
1	Labor	(1)	$ 18.10	$ 18.65	3.0%
2	Fuel	(2)	216.9	235.5	8.6%
3	Equipment	(3)	119.2	130.0	9.1%
4	Transformation	(4)	$ 45.00	$ 48.00	6.7%
5	Disposal/GW	(5)	225.008	223.219	-0.8% (8)
6	All Other	(6)	215.572	219.235	1.7%

Step Two: Determine components

			D	E	F
Row	Adjustment Factor	Index	Cost Component Weighted as a % of Component Total (7)	Percent Change In Index (from Column C)	Total Weighted Change
7	Labor	(1)	28.9%	3.0%	0.9%
8	Fuel	(2)	9.9%	8.6%	0.9%
9	Equipment	(3)	11.9%	9.1%	1.1%
10	Transformation	(4)	11.2%	6.7%	0.8%
11	Disposal/GW	(5)	31.6%	-0.8%	-0.3%
12	All Other	(6)	6.5%	1.7%	0.1%
13	Total		100.0%		3.5%

Step Three: Apply percentage change to rates

		G	H	I	J
Row	Rate Category	Existing Customer Rate	Total Weighted Percentage Change (Row 13, Column F)	Rate Increase or Decrease (Column G x Column H)	Adjusted Rate (Column G + Column I)
14	Residential Service	$ 10.77	3.5%	$ 0.38	$ 11.15
15	Push-Out/Push Back	$ 4.00	3.5%	$ 0.14	$ 4.14
16	MF 3 Yd Bin, 1x week	$ 53.30	3.5%	$ 1.87	$ 55.17
17	Com 3 Yd Bin, 1x week	$ 60.76	3.5%	$ 2.13	$ 62.89
18	3 Yd Temporary Bin	$ 85.00	3.5%	$ 2.98	$ 87.98
19	Extra Empty 3 Yd Bin	$ 52.80	3.5%	$ 1.85	$ 54.65

Step Four: Re-weight cost components

			K	L	M	N	O
Row	Adjustment Factor	Index	Cost Component Weighting (Column D)	Percent Change in Index (Column E)	Change in Cost Component Weightings (Column K x Column L)	Adjusted Cost Component Weighting (Column K + Column M)	Cost Components Reweighted to Equal 100%
20	Labor	(1)	28.9%	3.0%	0.9%	29.8%	28.8%
21	Fuel	(2)	9.9%	8.6%	0.9%	10.8%	10.4%
22	Equipment	(3)	11.9%	9.1%	1.1%	13.0%	12.6%
23	Transformation	(4)	11.2%	6.7%	0.8%	12.0%	11.6%
24	Disposal/GW	(5)	31.6%	-0.8%	-0.3%	31.3%	30.2%
25	All Other	(6)	6.5%	1.7%	0.1%	6.6%	6.4%
26	Total		100.0%			103.5%	100.0%

(1) Driver A/B rate from Agreement between local haulers and Package and General Utility Drivers Local Union 396, International Brotherhood of Teamsters.
(2) Producer Price Index WPU 0531, Fuels and related products and power, natural gas.
(3) Producer Price Index, PCU336120336120, Heavy duty truck manufacturing - average annual change.
(4) Rate at the approved Waste-to-Energy facility.
(5) Consumer Price Index for All Urban Consumers (CUURA421SA0), Los Angeles-Riverside-Orange County, CA, all items, capped at 5% (increase over 5% to be rolled to subsequent years).
(6) Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index – U.S. city average - average annual change.
(7) Based on Proposal. After the first rate adjustment, this column comes from Column O of the previous year's rate adjustment worksheet.
(8) No greater than 5%.

B.4.5 Roll-Off Box Rate Adjustment Method

The Compactor Roll-Off Box rate consists of two components; a) the pull rate, or service component, and b) the disposal/processing component. See Section B.4.6 for an example calculation based upon the steps described below.

Step One – Calculate the percentage increase or decrease in each index listed in Section B.4.2. The increase or decrease in the published indices for fuel, equipment and all other (CPI Less Food and Energy) will be for the change in the average annual published index between the calendar year ended the October prior to the Rate Year anniversary date and prior calendar year. (See B.4.7 Example Calculation of Average Annual Index)

Step Two – The first rate adjustment cost components as a percentage of total costs are provided in Section B.4.2 above, with subsequent components calculated in Step Four of the rate adjustment. For Step Two of each subsequent rate adjustment, use the cost components recalculated in Step Four during the previous rate adjustment.

Multiply the percentage changes for each rate adjustment component, as determined in Step One, by that component's weighting as a percentage of the pull rate component.

It is not necessary to determine a weighting for Disposal, as this component is separately adjusted by a single index and need not be weighted.

Step Three – Multiply the weighted percent change for these service components from Step Two by the existing maximum pull rates to determine the increase or decrease in maximum pull rates. Then add the change in rates to the existing maximum pull rates to determine the new maximum pull rates. Multiply the percentage change in the Disposal cost index by the existing maximum disposal cost per ton. Then add to the existing maximum Disposal rate to determine the new maximum Disposal rate.

Step Four – Adjust the cost components as a percentage of the service component by the change in indices as the percentage changes were applied in Step Two. Recalculate the weighting of the service cost component percentages to equal 100% for use in the next rate adjustment calculation.

B.4.6 Example Compactor Roll-Off Rate Adjustment Formula

			A	B	C
Row	Adjustment Factor	Index	Old Index Value	New Index Value	Percent Change In Index ((Column B/ Column A) -1)
1	Service Component (Pull Rate)				
2	Labor	(1)	18.10	18.65	3.0%
3	Fuel	(2)	216.9	235.5	8.6%
4	Equipment	(3)	119.2	130.0	9.1%
5	All Other	(4)	215.572	219.235	1.7%
6	Disposal	(5)	225.008	223.219	-0.8% (7)

Step Two: Determine components

			D	E	F
Row	Adjustment Factor	Index	Cost Factor Category Weighted as a % of Component Total (6)	Percent Change In Index (from Step One, Column C)	Total Weighted Change
7	Service Component (Pull Rate)				
8	Labor	(1)	59.6%	3.0%	1.8%
9	Fuel	(2)	26.9%	8.6%	2.3%
10	Equipment	(3)	0.0%	9.1%	0.0%
11	All Other	(4)	13.5%	1.7%	0.2%
12	Service Component Total		100.0%	n/a	4.3%
13	Disposal	(5)	100.0%	-0.8%	-0.8%

Step Three: Apply percentage change to rates

		G	H	I	J
Row	Rate Category	Current Customer Rate	Total Weighted Percentage Change (from Column F)	Rate Increase or Decrease (Column G x Column H)	Adjusted Rate (Column G + Column I)
14	Pier Compactor Pull Rate	$ 142.50	4.3%	$ 6.13	$ 148.63
15	Per Ton Disposal Rate	$ 41.00	-0.8%	$ (0.33)	$ 40.67

Step Four: Re-weight service component cost components

			K	L	M	N	O
Row	Adjustment Factor	Index	Cost Component (Column D)	Percent Change in Index (Column E)	Change in Cost Component Weightings (Column K x Column L)	Adjusted Cost Component Weighting (Column K + Column M)	Cost Components Reweighted to Equal 100%
16	Labor	(1)	59.6%	1.8%	1.1%	60.7%	59.7%
17	Fuel	(2)	26.9%	2.3%	0.6%	27.5%	27.0%
18	Equipment	(3)	0.0%	0.0%	0.0%	0.0%	0.0%
19	All Other	(4)	13.5%	0.2%	0.0%	13.5%	13.3%
20	Total		100.0%			101.7%	100.0%

(1) Driver A/B rate from Agreement between local haulers and Package and General Utility Drivers Local Union 396, International Brotherhood of Teamsters.
(2) Producer Price Index WPU 0531, Fuels and related products and power, natural gas.
(3) Producer Price Index, PCU336120336120, Heavy duty truck manufacturing - average annual change.
(4) Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index – U.S. city average - average annual change.
(5) Consumer Price Index for All Urban Consumers (CUURA421SA0), Los Angeles-Riverside-Orange County, CA, all items, capped at 5% (increase over 5% to be rolled to subsequent years).
(6) Based on Proposal. After the first rate adjustment, this column comes from Column O of the previous year's rate adjustment worksheet.
(7) No greater than 5%.

B.4.7 Example Calculation of Average Annual Index

Consumer Price Index – All Urban Consumers, U.S. City Average
All items less food and energy, CUUR0000SAOL1E

Year	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Average
2007											212.435	212.356	
2008	213.138	213.866	214.866	215.059	215.18	215.553	216.045	216.476	216.862	217.023			214.905

2008											216.69	216.1	
2009	216.719	217.685	218.639	219.143	219.128	219.283	219.35	219.596	220.137	220.731			218.600

Average Change: 1.7%

B.5 Extraordinary Adjustments

Contractor may request an adjustment to maximum rates at reasonable times other than that allowed under Section B.3 in the event of extraordinary changes in the cost of providing service under this Agreement. Such changes shall not include changes in tipping fees for Recyclable Material processing costs, changes in the market value of Recyclables from the values assumed in Contractor's Proposal, inaccurate estimates by the Contractor of its proposed cost of operations, unionization of Contractor's work force, or change in wage rates or employee benefits. Contractor may request an extraordinary adjustment based upon changes in a direct per ton surcharge assessed at the Disposal Site by federal, state or local regulatory agencies after the Effective Date. Extraordinary rate adjustments shall only be effective after approval by City Council and may not be applied retroactively.

For each request for an adjustment to the maximum rates that Contractor may charge Customers brought pursuant to this section Contractor shall prepare a schedule documenting the extraordinary costs. Such request shall be prepared in a form acceptable to City with support for assumptions made by Contractor in preparing the estimate. Contractor shall also submit a schedule showing how its total costs and total revenues have changed over the past three years for the services provided under this Agreement.

City may request a copy of the Contractor's annual financial statements in connection with the City's review of Contractor's rate adjustment request. City shall review the Contractor's request and, in City's sole judgment and absolute, unfettered discretion, make the final determination as to whether an adjustment to the maximum rates will be made, and, if an adjustment is permitted, the appropriate amount of the adjustment. City may consider increases or decreases in the Contractor's total revenues and total cost of services when reviewing an extraordinary rate adjustment request.

B.6 Puente Hills Closure Extraordinary Rate Adjustment for Green Waste

Contractor delivers Residential Cart Green Waste to the Puente Hills Landfill for use as alternative daily cover. This landfill is scheduled to close during this Agreement term. Contractor shall be entitled to a one-time 6.1% increase to the monthly residential cart service rate, effective at the next regularly scheduled rate adjustment after Puente Hills Landfill closes and ceases to accept Green Waste, provided Contractor delivers the Green Waste for composting and full diversion credit. This shall be considered to entirely compensate Contractor for any and all additional costs related to the processing and transport of Green Waste. This is the only exception permitted to the Disposal/Green Waste rate adjustment index in Section B.4.2 above.

If City implements services and rates under Appendix I, this extraordinary rate adjustment is not applicable, as Green Waste is to be composted, not sent to Puente Hills as alternative daily cover.

APPENDIX C

REQUIRED INSURANCE

Without limiting Contractor's indemnification obligations under this Agreement, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees.

(A) Minimum Scope of Insurance

Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).

Workers' Compensation insurance as required by the State of California.

Employer's Liability Insurance.

(B) Minimum Limits of Insurance

Contractor shall maintain limits no less than:

General Liability: $1,000,000 per occurrence for bodily injury, personal injury and property damage. The general aggregate limit shall apply separately to this project.

Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

Employer's Liability: $1,000,000 per accident for bodily injury or disease.

(C) Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City, which approval shall not be unreasonably withheld. If, in the reasonable opinion of the City, Contractor does not have sufficient financial resources to protect the City from exposure with respect to any deductibles or self-insured retentions. At the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers or (2) the Contractor shall provide a financial

guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

(D) Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

(E) Additional Insured Endorsement

General Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of work performed by or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

Automobile Liability: The City, its officers, elected and appointed officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor.

For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, elected and appointed officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Each insurance policy shall be endorsed to state that the inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverages afforded shall apply as though separate policies had been issued to each insured.

Each insurance policy shall be in effect prior to awarding the contract and each insurance policy or a successor policy shall be in effect for the duration of the project. The maintenance of proper insurance coverage is a material element of the contract and failure to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of contract on the Contractor's part.

(F) Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII and which are authorized to transact insurance business in the State of California by the Department of Insurance.

(G) Verification of Coverage

Contractor shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on the City authorized forms provided with the contract specifications. Standard ISO forms which shall be subject to City approval and amended to conform to the City's requirements may be acceptable in lieu of City authorized forms. All certificates and endorsements are to be received and approved by the City before the contract is awarded. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

(H) Subcontractors

Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

(I) Risk Management

Contractor acknowledges that insurance underwriting standards and practices are subject to change, and the City reserves the right to make changes to these provisions in the reasonable discretion of its Risk Manager.

Appendix D

Operation of Redondo Beach HHW/E-Waste Collection Events

As part of its obligations under the Agreement, the Contractor will provide two (2) Household Hazardous Waste (HHW) and Electronic Waste (E-waste) collection events per year. This appendix details the operational requirements of the events.

D.1 General

1.1 Contractor shall utilize only those treatment, storage, disposal (TSD) facilities approved by the City. The Contractor may be required to submit permits, proof of insurance and/or environmental audit on any disposal facility. The City reserves the right to reject any disposal facility at any time.

1.2 Contractor must provide copies of all licenses and permits relevant to the operation of HHW/ E-Waste collection services. Contractor warrants that all such licenses and permits will be in effect during the term of this Agreement. Contractor will notify the City prior to the next scheduled collection event, if feasible, of the cancellation or expiration of any relevant license or other document.

1.3 Contractor shall perform this Agreement as an independent contractor and shall have and maintain complete control over all its employees and operations. Contractor and its employees shall not represent, act, or purport to act for or be deemed the agent, representative or employee of the City.

1.4 Contractor shall accept HHW from all City of Redondo Beach residents who may be requested to show a form of id, including a drivers license, identification card, or utility bill.

D.2 For Each Scheduled Collection Event

2.1 City shall notify Contractor at least 60 working days in advance of the date of a Scheduled Collection Event. Contractor shall begin the services and shall take steps reasonably necessary to assure readiness for and successful completion of each Scheduled Collection Event.

2.2 Contractor shall designate a HHW Collection Manager sixty (60) days prior to the first Scheduled Collection Event.

2.3 The City will provide any and all publicity for each Scheduled Collection Event and Contractor shall not publicize the event.

2.4 Contractor shall identify event site. Once Contractor has identified a collection site for a Scheduled Collection Event, Contractor shall request City's approval of the site, and Contractor's HHW Collection Manager will conduct a site walk with a representative of the City.

2.5 The City will obtain a temporary CAH EPA ID number for each site selected and provide it to Contractor no later than 60 days prior to the Scheduled Collection Event.

2.6 The City will prepare and submit a Permit by Rule (PBR) Notification (California Department of Toxic Substances Control (DTSC) Form 8464) in accordance with regulations as described in Title 22, Division 4.5 of the California Code of Regulations. Contractor shall be responsible for obtaining any local permits, if necessary, and notifying local fire and law enforcement agencies.

2.7 Within sixty (60) days of the Scheduled Collection Event Contractor shall provide, for City review and approval a generic Operation Plan that describes the program operations; equipment and materials to be used; personnel plan; health and safety plan; hazardous waste handling plan; hazardous waste management plan; security; emergency response plan; list of applicable permits. The City reserves the right at any time to require further measures be included.

2.8 Contractor shall provide site specific addenda to accompany the generic Operation Plan for each Scheduled Collection Event which will detail all unique pertinent health and safety information as it relates to the physical characteristics of each individual site. Such addenda will include a physical description of each collection site, evacuation routes, and local hospital and other emergency facilities in the vicinity. Such information must be provided to the City thirty (30) days prior to each Scheduled Collection Event.

2.9 Contractor is responsible for providing all necessary staff and equipment for event.

2.10 Unless otherwise approved by City, each collection site shall be set up one day prior to the actual date of the Scheduled Collection Event. Contractor shall coordinate with site owner to determine the most convenient time for site owner to permit Contractor to set up the event as well as gaining access to the site by 6:00 AM the day of the Scheduled Collection Event.

2.11 Contractor shall manage each collection site in accordance with the PBR regulations (Title 22, Division 4.5 of the California Code of Regulation) and any local agency requirements should they exist. The collection site shall be subject to the inspection, and approval of the local Certified Unified Program Agency (CUPA) and/or the DTSC.

2.12 Hours of Operation – Each Event will be one day in duration. Contractor shall be on-site by 6:00 a.m. Contractor shall operate at least from 9:00 a.m. to 3:00 p.m. If deemed necessary by the City, Contractor will be prepared to continue operations until 4:00 p.m.

2.13 Security - Contractor shall arrange to have the site secured with a security guard for any equipment that must be left on site overnight either before the collection or after the collection.

2.14 Staff Safety Meeting - Before each Scheduled Collection Event, the HHW Collection Manager shall conduct a general site safety meeting for all workers.

2.15 Contractor shall provide personnel to manage traffic on site, and to disperse informational materials/surveys to participants under the direction of the City. Contractor must provide for each traffic worker a fluorescent safety vest, and rain protection gear should it be necessitated by the weather. Prior to each Scheduled Collection Event, the City will notify Contractor of the number of traffic workers needed and present a traffic plan detailing the position of each traffic worker with a number as the positions relate to the traffic plan and the site in question. The HHW Collection Manager will conduct a traffic safety meeting (over and above the general site safety meeting) at 7:30 am the day of the Scheduled Collection Event. At that meeting each traffic worker will be assigned a number corresponding to the traffic plan presented to Contractor by the City.

2.16 Contractor shall provide all workers including personnel from the City and personnel from the local law enforcement agency, fire department or CUPA with lunch, snacks, and bottled water throughout the day to ensure continuity of services during the hours of operation. Contractor shall be responsible for coordinating lunch, and general breaks for all traffic and hazardous waste workers to ensure continuity of services during the hours of operation. Contractor shall also furnish an adequate supply of folding tables and chairs to allow workers to sit during lunch breaks.

2.17 Contractor shall supply no fewer than 200 traffic safety delineators (36 inch high) and 400 traffic safety cones (18 inch maximum) and 25 Type II Barricades (3 feet high by 2 feet wide) to City's personnel at the beginning of each collection for the purposes of setting up a network of traffic queuing lanes. Such equipment must be on site and available to the City no later than 6:00 am the day of each Scheduled Collection Event. City personnel will be responsible for coordinating the development of such lanes. Contractor may be asked to help facilitate this effort.

2.18 Promotional literature for each Scheduled Collection Event shall discourage the transportation to the site of explosives, ammunition, infectious/biological materials and radioactive materials. Should such materials be transported to the site, Contractor shall either manage the

material or arrange for an approved and appropriate subcontractor to manage the material. In any event, Contractor will be responsible to remove all waste material from the collection site the day of the Scheduled Collection Event.

2.19 Contractor shall categorize, package, label, manifest, transport, and otherwise manage all HHW and E-Waste collected. All waste materials shall be packaged in accordance with Department of Transportation (DOT) standards. Only used motor oil and antifreeze will be permitted to be bulked on-site.

2.20 Contractor shall provide sufficient Containers, packing materials and other supplies as necessary to properly Collect and dispose of all material delivered by Residential Customers, including both Single and Multi-Family residents.

D.3 After Each Scheduled Collection Event

3.1 Contractor shall prepare all manifests, profile sheets and bills of lading naming the City as the generator.

3.2 All HHW, E-Waste and trash collected shall be transported off the collection site the day of the Scheduled Collection Event. All transportation of collected materials shall be secured prior to the Scheduled Collection Event.

3.3 Contractor shall transport all waste collected to either a licensed treatment storage and disposal (TSD) facility or an interim storage facility in accordance with the California Health and Safety Code for temporary storage of hazardous waste and pursuant to the California Administrative Code, Division 4.5, Chapter 13.

3.4 Any paint and/or chemical contamination or other damage to any site and/or personal property resulting from the operation of any Scheduled Collection Event shall be the sole financial responsibility of Contractor to clean, repair, or replace. Contractor shall pick-up all trash, sweep the area, and generally return the site to equivalent or better condition than existed prior to the Scheduled Collection Event.

3.5 All equipment must be removed the evening of the Scheduled Collection Event The only exception to this requirement is for leased equipment such as fork lifts or portable restrooms that are more typically picked up by a third party vendor on the Monday following the event, and only if previous permission has been secured from the property site owner.

3.6 All paint collected will be segregated and consolidated for reuse and/or recycle. Any bulking of paint will take place at a licensed TSD facility, or certified recycle facility and not at the collection site. All useable latex paint will be recycled in a manner that allows the paint to be

re-used for graffiti control or some other similar program. Contractor shall make such recycled paint available to the City or other groups approved by the City at no cost in either 5 gallon buckets or 55 gallon drums depending upon the needs of the user of the product. Any recycled latex paint destruction or diversion to other recycling methods must first be approved by the City.

D.4 Billings to City and Payments to Contractor

4.1 Within one week of the close of each Scheduled Collection Event, Contractor shall provide an accounting of all materials collected.

4.2 Contractor shall be compensated within 30 days after receipt of a copy of the manifest detailing all materials Collected, and documentation of their delivery to a properly licensed Hazardous Waste processing facility. Compensation shall be paid in accordance with the Approved Rate Schedule in Appendix E.

4.3 The City shall be responsible for all new taxes, tariffs, fees, surcharges and other charges imposed by any governmental agency after the execution date of this Agreement and levied specifically upon the transportation, treatment, storage, incineration or disposal of wastes upon 30 days notice to the City of such change and evidence of payment by Contractor.

4.4 Should Contractor fail to complete the work within the time limitations and manner described, the City may withhold from the final payment due contractor, the actual damages suffered by the City and/or the owner of the site. Such damages will include, but not be limited to salaries paid to City personnel needed to stay on site, and any expenses or damages that may be incurred including loss of revenue that may accrue as a result of temporary loss of the use of owner's property.

APPENDIX E

APPROVED RATE SCHEDULE

Initial Maximum Contractor Rates For
July 1, 2011 to June 30, 2012

RESIDENTIAL CART SERVICE RATE SCHEDULE

July 1, 2011 to June 30, 2012

Residential Cart Service	Rate*
Residential Cart Service Rate – unlimited refuse, recycling, and green waste	$10.77 per month
Push-Out/Push-Back Service	$4.00 per month
Additional Cart Exchanges – above once every six months	$20.00 per exchange
Optional HHW Door-To-Door Collection Program (if requested by City) – to be collected in addition to residential cart service rate for residential cart customers and to the per unit recycling collection fee for multi-family bin customers	$0.35 per month

* Excludes HHW, Administrative, Recycling and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under the Agreement (see Sections 12.4.1 and 7.2.6).

RESIDENTIAL BIN CUSTOMERS

July 1, 2011 to June 30, 2012

(Rates* shall be for service monthly)

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra Pickup
1 Cubic Yard	$39.26	$76.57	$113.88	$151.18	$188.49	$225.80	$263.11	$52.80
1.5 Cubic Yard	$42.77	$83.41	$124.05	$164.69	$205.33	$245.97	$286.61	$52.80
2 Cubic Yard	$46.28	$90.25	$134.23	$178.20	$222.18	$266.15	$310.12	$52.80
3 Cubic Yard	$53.30	$103.93	$154.56	$205.19	$255.82	$306.46	$357.09	$52.80
4 Cubic Yard	$60.32	$117.63	$174.93	$232.24	$289.54	$346.85	$404.16	$52.80
6 Cubic Yard	$74.35	$144.99	$215.63	$286.27	$356.91	$427.55	$498.19	$52.80
3 Cubic Yard Compactor	$91.14	$178.63	$266.13	$353.62	$441.12	$528.61	$616.11	$109.28
4 Cubic Yard Compactor	$103.14	$201.14	$299.13	$397.13	$495.12	$593.12	$691.11	$109.28
Green Waste Cart	$2.50							
Fee for Locking Lids	$5.00	$8.00	$11.00	$14.00	$17.00	$20.00	$23.00	

Notes:

X means collection frequency per week

WK means week

* Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.2.6).

$1.74 per unit for Recyclable Collection from Multi-family Bin Customers (Required)

COMMERCIAL COLLECTION RATE SCHEDULE

July 1, 2011 to June 30, 2012

(Rates* shall be for service monthly)

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra Pickup
Commercial Cart	$36.77	$79.30	$121.83	$164.36	$206.89	$249.42	$291.95	$52.80
1 Cubic Yard	$44.76	$87.29	$129.82	$172.35	$214.88	$257.41	$299.94	$52.80
1.5 Cubic Yard	$48.76	$95.09	$141.42	$187.75	$234.08	$280.41	$326.74	$52.80
2 Cubic Yard	$52.76	$102.89	$153.02	$203.15	$253.28	$303.41	$353.54	$52.80
3 Cubic Yard	$60.76	$118.48	$176.20	$233.92	$291.64	$349.36	$407.08	$52.80
4 Cubic Yard	$68.76	$134.09	$199.42	$264.75	$330.08	$395.41	$460.74	$52.80
6 Cubic Yard	$84.76	$165.29	$245.82	$326.35	$406.88	$487.41	$567.94	$52.80
3 Cubic Yard Compactor	$91.14	$178.63	$266.13	$353.62	$441.12	$528.61	$616.11	$109.28
4 Cubic Yard Compactor	$103.14	$201.14	$299.13	$397.13	$495.12	$593.12	$691.11	$109.28
Green Waste Cart	$2.50							
Fee for Locking Lids	$5.00	$8.00	$11.00	$14.00	$17.00	$20.00	$23.00	

Notes:
X means collection frequency per week
WK means week

* Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.2.6).

ADDITIONAL SERVICES

July 1, 2011 to June 30, 2012

Additional Bin and Other Fees	Rate*
3-Yard Temporary Bin (includes delivery, seven day rental and disposal)	$85.00 per dump
3-Yard Temporary Bin – rental per day beyond seven days)	$8.00 per day
Compactor Roll-Off Box at Pier:	
- per pull	$142.50 per dump
- per ton	$41.00 per ton
Commercial Bulky Waste Pickup	$25.00 per item
Return Trip Charge	$50.00 per trip
Bin Re-delivery Fee (if bins are pulled for non-payment)	$45.00 per bin
Bin Cleaning (over once per year)	$45.00 per cleaning
Bin Overage Cleanup (following one written warning)	$30.00
HHW Event (per Appendix D of Agreement)	$35,000/event
Commercial HHW Collection	$25.00 per item
Emergency Service Rates – one crew and one collection truck	$85.00/hour

* Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.2.6).

OPTIONAL SERVICE

Optional Service	Rate
Processing 100% of residential bin waste to remove recyclables prior to landfilling:	20% increase in monthly bin rates(1)

(1) Applies to residential bin refuse collection rate only. Does not apply to multi-family per unit recyclables collection rate. Is not applicable if City instructs Contractor to implement Enhanced Diversion Programs under Exhibit I.

Appendix F

Form of Performance Bond

1. The Company and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the City for the performance of the operation Contract, which is incorporated herein by reference.

2. If the Company timely and completely performs the operation Contract, the Surety and the Company shall have no obligation under this Bond except to participate in conferences as provided in Subparagraph 3. 1.

3. If there is no City Default, the Surety's obligation under this Bond shall arise after:
   3.1 The City has notified the Company and the Surety at its address described in Paragraph 10 below that the City is considering declaring a Company Default and requested a conference with the Company and the Surety to discuss the performance of the Operation Contract; and
   3.2. The City has declared a Company Default and sent a notice to the Company and Surety formally electing to terminate the Company's right to complete the performance of the work under the Operation Contract: and
   3.3. The City has agreed (subject to Paragraph 5 hereof) to pay the Balance of the Contract Price to the Surety in accordance with the terms of the Operation Contract or to a contractor selected to perform the remaining work under the Operation Contract in accordance with the terms of the Operation Contract with the City.

4. When the City has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:
   4.1. Arrange for the Company, with consent of the City, to perform and complete the Operation Contract; or
   4.2. Undertake to perform and complete the Operation Contract itself, through its agents or through qualified independent contractors; or
   4.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the City for a contract for performance and completion of the Operation Contract, arrange for a contract to

be prepared for execution by the City and the contractor selected with the City's concurrence to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Operation Contract, and pay to the City the amount of damages as described in Paragraph 6 in excess of the Balance of the Contract Price incurred by the City resulting from the Company's default; or

4.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

(1) After investigation, determine the amount for which it may be liable to the City and, as soon as practicable after the amount is determined, tender payment therefore to the City; or

(2) Deny liability in whole or in part and notify the City citing reasons thereof.

5. If the Surety does not proceed as provided in Paragraph 4 with reasonable promptness (and in any event within the 45-day period commencing on the receipt by the Surety of the notice referred to in subparagraph 3.2 hereof), the Surety shall be deemed to be in default on this Bond and without further notice, the City shall be entitled to enforce any remedy available to the City, including without limitation arranging for the work under the Operation Contract to be completed by a qualified contractor or contractors selected by the City and seeking compensatory damages from the Surety. If the Surety proceeds as provided in Subparagraph 4.4, and the City refuses the payment tendered or the Surety has denied liability in whole or in part without further notice the City shall be entitled to enforce any remedy available to the City, including without limitation arranging for the work under the Operation Contract to be completed by a qualified contractor or contractors selected by the City and seeking compensatory damages from the Surety.

6. After the City has terminated the Company's right to complete the Operation Contract, and if the Surety elects to act under Subparagraph 4.1, 4.2., or 4.3 above, then the responsibilities of the Surety to the City shall not be greater than those of the Company under the Operation Contract and the responsibilities of the City to the Surety shall not be greater than those of the City under the Operation Contract. To the limit of the amount of this Bond, but Subject to Commitment by

the City of the Balance of the Contract Price to mitigation of costs and damages on the Operation Contract, the Surety is obligated without duplication for:

6.1 The responsibilities of the Company for the collection of Franchise Materials in accordance with the Operation Contract;

6.2. Additional legal, design, professional and delay costs resulting from the Company Default, and resulting from the actions or failure to act of the Surety under Paragraph 4; and

6.3 Liquidated damages, or if no liquidated damages are specified in the Operation Contract, actual damages caused by delayed performance or non-performance of the Company.

7. The Surety shall not be liable to the City or others for obligations of the Company that are unrelated to the Operation Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated Obligations. No right of action shall accrue on this Bond to any person or entity other than the City or its heirs, executors, administrators or successors.

8. The Surety hereby waives notice of any change, including changes of time, to the Operation Contract or to related subcontracts, purchase orders and other obligations.

9. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Company Default or within two years after the Company ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

10. Notice to the Surety, the City or the Company shall be mailed or delivered to the address shown on the signature page.

11. When this Bond has been furnished to Comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with

said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein.

12. DEFINITIONS

12.1. Balance of the Contract price: The total amount due and payable by the City to the Company under the Operation Contract after all proper adjustments have been made, including allowance to the Company of any amounts received or to be received by the City in settlement of insurance or other claims for damages to which the Company is entitled, reduced by all valid and proper payments made to or on behalf of the Company under the Operation Contract.

12.2. Operation Contract: The Solid Waste Handling Services Agreement between the company and the City, dated _____.

12.3. Company Default: Failure of the Company, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Operation Contract, including, without.

12.4. City Default: Failure of the City, which has neither been remedied nor waived, to pay the Company as required by the Operation Contract or to perform and complete or comply with the other terms thereof, which failure must be sufficiently serious to justify a termination of the Operation Contract, including, without limitation, an Event of Default of the City, as defined in the Operation Agreement.

MODIFICATIONS TO THIS BOND ARE AS FOLLOWS:

This Bond has been entered into to bind die Surety and the Company, as principal, unto Redondo Beach, its successors and assigns, in the penal sum of Two Hundred and Fifty Thousand ($250,000), lawful money of the United States of America, for the payment of which said sum of money well and truly to be made, the Surety and the Company bind themselves, their successors and assigns in each sum "jointly and severally" as well as 'severally only" for the purpose of allowing a joint action or actions against any or all of them and for all other purposes, each binds itself, its successors and assigns, jointly and severally to the City, its successors and assigns for the payment of such sums as to which the Company or the Surety may become obligated to pay under this Performance Bond.

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

COMPANY AS PRINCIPAL	SURETY
Name:	Name:
(Corporate Seal)	(Corporate Seal)
Signature_____	Signature_____
Name and Title:	Name and Title:
Address:	Address:

Appendix G

Appendix Deleted

Appendix H

Transition Plan

This section details the requirements of the City and Contractor in transitioning between service providers and/or the implementation of new services for Redondo Beach customers. Contractor shall also meet the terms and schedules proposed in Section 7 of Contactor's proposal to the City dated May 20, 2010.

H.1 Advanced Route Driving

All drivers will have driven their assigned routes at least six weeks prior July 1, 2011. Drivers on Bin and/or Commercial Cart routes will have stopped at each location to view pickup location and identify any problem stops or issues, and to make all needed adjustments prior to July 1, 2011. Contractor shall provide City with written verification that the routes had been run, notification of any issues discovered, and steps taken to resolve such issues at least 20 days prior to July 1, 2011.

H.2 Multi-Family and Commercial Premises Customer Accounts and Billing

Contractor shall be responsible for obtaining accurate customer account information prior to the implementation of service, and for maintaining accurate customer account information. The City shall assist the Contractor, where possible, in obtaining and maintaining this information.

Contractor shall obtain and input customer account information into its database at least 30 days prior to the implementation of service. Customer account information shall be provided in summary form on a per account basis to the City within 30 days after implementation of collection service. Customer account information shall be made available to the City on request and may be used by the City, as it deems necessary. The following account information shall be available to the City:

a. Customer name
b. Service address
c. Billing address
d. Size of bin

e. Frequency of collection

f. Type of service (solid waste bin collection, 4-unit wheeled carts, recycling, etc.)

g. Cost of service, itemized for each service and totaled

h. Any additional services and their costs (locking lids)

i. Number of units at property (multi-family accounts only)

This schedule may be changed as agreed to by City and Contractor.

H.3 Staffing Levels

Agreement requires a dedicated route supervisor for the term, and a customer service representative stationed at the City for the transition period per Section 10.1.3 of this Agreement. Agreement requires sufficient staff to provide required service, even if such staff exceeds Contractor's proposal assumptions (Section 6.16.H). Contractor will assign sufficient additional staff, over and above staffing otherwise required under this Agreement, if necessary to facilitate a smooth transition.

H.4 Containers

Under the terms of the present contract, the City owns all of the refuse, recycling and green waste wheeled carts, and Multi-Famliy and Commercial Bins. Contractor shall provide and retain ownership of Roll-Off Boxes at City Facilities as needed, and City shall provide the compactor Roll-Off Box located at the Pier. Under the new contract this policy will continue.

Appendix I

Enhanced Diversion Programs

Contractor shall implement the following programs at the start of service under this Agreement in accordance with the following terms:

I.1 Residential Organics Program

Through the Green Waste Cart Colleciton program under Section 5.6.1, Contractor shall Collect in the Green Waste Cart, and divert from landfilling, Organics as defined in Section 1.63A.

I.2 Commercial Organics Program

Contractor, with City assistance, will identify all food service establishments. Contractor shall Collect Refuse from hotels, restaurants and all other food service establishments on a separate route and direct all Solid Waste Collected on this route for composting. Contractor shall distribute green-colored, 100% biodegradable bags at no additional cost to participating Customers for Customers to place food waste. These bags shall be placed in Customers' Refuse Collection Containers. Contractor shall recover these bags at its processing Facility and compost the contents. Company shall Collect participating Customers on a separate route. Contractor shall process the remainder of the Solid Waste Collected on the route to recover and compost additional organic material that was not placed in the bags. Participating Customers shall be charged no more than the comparable Refuse Collection rate for this service.

Contractor shall provide a list of Customers Collected on this organics route to the City upon request, and shall separately account on its monthly tonnage reports to the City for tonnage Collected on this route, including the tons Collected, diverted and Disposed. The recovery rate for this material, as measured on a monthly basis, shall be no less than 65% of the tons Collected on the route.

As Organics and other Refuse shall be co-Collected under this program, participation should require minimal effort on the part of the Customer. Contractor will meet with participating Customers and train staff to the extent necessary to increase the recovery rate. Participating Customers may be encouraged, but not required by Contractor, to source separate non-compostable Recyclables such as bottles and cans from Refuse.

I.3 Composting of Pier Compactor Roll-Off

Contractor shall deliver all Solid Waste Collected from the Pier Compactor per Section 5.15.7 for composting. Contractor shall divert a minimum of 65% of Pier Compactor Roll-off tonnage.

I.4 Mixed Waste Processing of All Residential Refuse

Contractor shall send all Refuse Collected in the City in Refuse Carts (including Single Family and Multi-Family Refuse Carts) for processing to recover Recyclables prior to landfilling. Contractor shall divert from landfilling a minimum of 8.5% of Solid Waste Collected from Residential Refuse Carts.

I.5 Processing of all Other Refuse

To recover Recyclables prior to landifilling, Contractor shall process all Refuse Collected from all Bin Customers (Multi-Family, Commercial, City and School), Refuse from City-sponsored events and all other Refuse not composted or otherwise processed, and divert from landfilling a minimum of 41% of the tonnage Collected.

I.6 Minimum Diversion Requirement

The minimum diversion requirement of 59% per Sections 5.5.6, 10.4.B.22, and 13.3.1.Q shall be increased to 75%.

I.7 Contractor Rates

Since the City Council approved Appendix I on January 4, 2011, the rate schedule in Appendix E shall be replaced with the following rate schedule.

RESIDENTIAL CART SERVICE RATE SCHEDULE –

RATES WITH ENHANCED DIVERSION PROGRAM

July 1, 2011 to June 30, 2012

Residential Cart Service	Rate*
Residential Cart Service Rate – unlimited refuse, recycling, and green waste	$11.94 per month
Push-Out/Push-Back Service	$4.00 per month
Additional Cart Exchanges – above once every six months	$20.00 per exchange
Optional HHW Door-To-Door Collection Program (if requested by City) – to be collected in addition to residential cart service rate for residential cart customers and to the per unit recycling collection fee for multi-family bin customers	$0.35 per month

* Excludes HHW, Administrative, Recycling and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under the Agreement (see Sections 12.4.1 and 7.2.6).

RESIDENTIAL BIN CUSTOMERS – RATES WITH ENHANCED DIVERSION PROGRAM

July 1, 2011 to June 30, 2012

(Rates* shall be for service monthly)

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra Pickup
1 Cubic Yard	$46.32	$90.36	$134.39	$169.48	$211.31	$253.13	$294.96	$52.80
1.5 Cubic Yard	$47.95	$93.51	$139.07	$184.63	$230.19	$275.75	$321.31	$52.80
2 Cubic Yard	$54.62	$106.51	$158.41	$208.54	$254.34	$300.12	$347.66	$52.80
3 Cubic Yard	$62.90	$122.66	$182.40	$235.29	$286.78	$340.26	$405.58	$52.80
4 Cubic Yard	$71.18	$138.80	$201.37	$257.62	$320.61	$379.54	$446.25	$52.80
6 Cubic Yard	$87.75	$171.11	$241.74	$314.07	$372.98	$444.94	$511.69	$52.80
3 Cubic Yard Compactor	$102.18	$200.25	$298.35	$396.42	$494.52	$592.60	$690.70	$109.28
4 Cubic Yard Compactor	$115.63	$225.49	$335.34	$445.20	$555.06	$664.92	$774.77	$109.28
Green Waste Cart	$2.50							
Fee for Locking Lids	$5.00	$8.00	$11.00	$14.00	$17.00	$20.00	$23.00	

Notes:

X means collection frequency per week

WK means week

* Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.2.6).

$1.74 per unit for Recyclable Collection from Multi-family Bin Customers (Required)

COMMERCIAL COLLECTION RATE SCHEDULE –

RATES WITH ENHANCED DIVERSION PROGRAM

July 1, 2011 to June 30, 2012

(Rates* shall be for service monthly)

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra Pickup
Commercial Cart	$41.23	$88.90	$136.58	$184.26	$231.94	$279.62	$327.29	$52.80
1 Cubic Yard	$52.81	$103.01	$153.21	$193.21	$240.89	$288.57	$336.25	$52.80
1.5 Cubic Yard	$54.66	$106.60	$158.54	$210.48	$262.42	$314.35	$366.29	$52.80
2 Cubic Yard	$62.27	$121.42	$180.59	$237.74	$289.95	$342.14	$396.33	$52.80
3 Cubic Yard	$71.71	$139.83	$207.94	$268.23	$326.93	$387.90	$462.36	$52.80
4 Cubic Yard	$81.14	$158.23	$229.56	$293.69	$365.50	$432.67	$508.73	$52.80
6 Cubic Yard	$100.03	$195.07	$275.58	$358.04	$425.20	$507.23	$583.33	$52.80
3 Cubic Yard Compactor	$102.18	$200.25	$298.35	$396.42	$494.52	$592.60	$690.70	$109.28
4 Cubic Yard Compactor	$115.63	$225.49	$335.34	$445.20	$555.06	$664.92	$774.77	$109.28
Green Waste Cart	$2.50							
Fee for Locking Lids	$5.00	$8.00	$11.00	$14.00	$17.00	$20.00	$23.00	

Notes:
X means collection frequency per week
WK means week

* Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.1.6).

ADDITIONAL SERVICES – RATES WITH ENHANCED DIVERSION PROGRAM

July 1, 2011 to June 30, 2012

Additional Bin and Other Fees	Rate*
3-Yard Temporary Bin (includes delivery, seven day rental and disposal)	$85.00 per dump
3-Yard Temporary Bin – rental per day beyond seven days)	$8.00 per day
Compactor Roll-Off Box at Pier:	
- per pull	$142.50 per dump
- per ton	$56.00 per ton
Commercial Bulky Waste Pickup	$25.00 per item
Return Trip Charge	$50.00 per trip
Bin Re-delivery Fee (if bins are pulled for non-payment)	$45.00 per bin
Bin Cleaning (over once per year)	$45.00 per cleaning
Bin Overage Cleanup (following one written warning)	$30.00
HHW Event (per Appendix D of Agreement)	$35,000/event
Commercial HHW Collection	$25.00 per item
Emergency Service Rates – one crew and one collection truck	$85.00/hour

* Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.2.6).

I.8 Cost Component Weightings

Since the City Council approved Appendix I on January 4, 2011, the cost component weightings in Appendix Section B.4.2 shall be replaced with the following:

Cost Component Weightings for Rate Adjustments – July 1, 2012 rate adjustment

Cost Category	Initial Weightings	
	Cart/Bin	Roll-Off
Labor	25.6%	59.6%
Fuel	8.8%	26.9%
Equipment	10.6%	0%
Waste-To-Energy	10.7%	N/A
Disposal/Green Waste and Organics Processing	40.5%	N/A
All Other	3.8%	13.5%
Total	100%	100%

Appendix J

Notary Certification

STATE OF CALIFORNIA)

COUNTY OF _____) ss:

On _____, _____, before me, the undersigned, a Notary Public in and for the State of California, personally appeared _____ _____, known to me to be the _____ _____ of Contractor that executed the within instrument on behalf of the Contractor therein named, and acknowledged to me that such Contractor executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of _ _____ this _____ day of _____, _____.

_____

Notary Public

My Commission Expires:

_____

Appendix K

Contractor Proposal

FIRST AMENDMENT TO
SOLID WASTE HANDLING SERVICES AGREEMENT
BETWEEN THE
CITY OF REDONDO BEACH AND ARAKELIAN ENTERPRISES, INC.

THIS FIRST AMENDMENT TO THE SOLID WASTE HANDLING SERVICES AGREEMENT ("First Amendment") between the City of Redondo Beach ("City") and Arakelian Enterprises, Inc. dba Athens Services (hereinafter "Contractor" or "Athens") is made and entered so as to be effective as of July 1, 2019.

WHEREAS, City and Athens entered an agreement entitled Solid Waste Handling Services Agreement effective as of July 1, 2011 ("Agreement"); and,

WHEREAS, the Legislature of the State of California, in California Public Resources Code Section 41780 et seq., has declared a mandatory commercial recycling program and that it is the policy goal of the state that not less than 75 percent of solid waste generated be source reduced, recycled, or composted by the year 2020, and annually thereafter; and,

WHEREAS, California Public Resources Code Section 42649 et seq. requires a mandatory commercial organics waste diversion program; and,

WHEREAS, Contractor as part of the consideration for entering this First Amendment has proposed a program to enable City to comply with the requirements of California Public Resources Code Section 42649 et seq., and has agreed to implement the program set forth in this First Amendment (including without limitation all noted Collection and processing services, outreach and assistance to City with monitoring and reporting) at rates that do not exceed maximum rates set forth herein; and,

WHEREAS, as a condition of providing its consent to Contractor's requested extraordinary rate adjustment, City has required certain amendments to the Agreement as set forth herein; and Contractor has requested certain amendments to the Agreement (including implementation of programs to achieve compliance with California Public Resources Code Section 42649 et seq.); accordingly, the parties now desire to enter this First Amendment for the purpose of setting forth their understandings with respect to these issues, while leaving all other aspects of the Agreement unchanged.

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

SECTION 1. Amendment to Section 1.63A Pertaining to Organics Definition.

Section 1.63A of the Agreement is hereby amended in its entirety to read as follows:

CITY OF REDONDO BEACH CITY ATTORNEY

"1.63A Organics or Organic Waste
Organics" or "Organics Waste" means Green Waste, Food Waste, or other organic material as defined by CalRecycle, whether individually or in combination."

SECTION 2. Additions to Article I Pertaining to Definitions.

Sections 1.103 through 1.106 of the Agreement are hereby added in their entirety to read as follows:

"1.103 AB 1826

AB 1826" shall mean the Organic Waste and Recycling Act of 2014 (Chapter 27, Statutes of 2014 modifying Division 30 of the California Public Resources Code), also commonly referred to as "AB 1826," as amended, supplemented, superseded, and replaced from time to time.

1.104 CalRecycle

CalRecycle" means the State of California's Department of Resources Recycling and Recovery, and, as this department was structured prior to January 1, 2010, the California Integrated Waste Management Board or CIWMB.

1.105 Organic Waste Processing Facility

Organic Waste Processing Facility" shall mean a permitted Facility where Organic Waste is sorted, mulched or separated for the purposes of Recycling, reuse or composting.

1.106 SB 1383

SB 1383" means the Short-Lived Climate Pollutants Act of 2016 (Chapter 395, Statutes of 2016), as it may be amended from time to time."

SECTION 3. Amendment to Section 5.4.8 Pertaining to Bin Pushout/Scout Service.

Section 5.4.8 of the Agreement is hereby amended in its entirety to read as follows:

"5.4.8 Bin Pushout/Scout Service

Contractor may not charge a fee for pushing or rolling Bins to point of Collection, or for the use of scout vehicles to position Bins for Collection.

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If Contractor must place a Bin in the public right-of-way to facilitate Collection, Contractor shall not permit the Bin to remain in the public right-of-way over two hour(s). If the Bin is stored under a shoot for Solid Waste Collection, the Bin must be serviced and returned immediately."

SECTION 4. Addition of Section 5.4.1 Pertaining to Residential Cart Refuse Collection.

Section 5.4.1.1 of the Agreement is hereby added in its entirety to read as follows:

"5.4.1.1 Charge for Extra Residential Refuse Carts
The City retains the right to amend the current Residential rate structure, at a future time, to implement a charge for additional Residential Refuse Carts above one per Customer. If such a rate is implemented, City and Contractor will negotiate in good faith a reduction to the base Residential Service rate that is revenue neutral to the Contractor."

SECTION 5. Addition of Section 5.4 Pertaining to Refuse Collection.

Section 5.4.11 of the Agreement is hereby added in its entirety to read as follows:

"5.4.11 Residential Two-Cart Pilot Collection Program
City reserves the right to request Contractor with 90-days written notice to implement a 6-month two-Cart Residential Collection pilot program on at least one (1) complete residential route to collect Solid Waste from residents. Selection of the residential collection route must be approved by the City. Contractor would be responsible for the costs incurred to implement the pilot program. The collection program would include one mixed solid waste cart that would be processed to recover recyclables, and one organics cart. Contractor shall report pilot program results to City on a monthly basis, including the number of tons collected and diverted, number of carts by type and number of customers and number of route hours. At the conclusion of the pilot program Contractor shall report to City the total cost per month of the pilot program, broken down by cost category in a format approved by the City and a comparison to the costs under the pre-pilot program."

SECTION 6. Deletion of Section 5.5.7 Pertaining to the Optional Food Waste Diversion Programs.

Section 5.5.7 of the Agreement is hereby deleted in its entirety.

"5.5.7 Optional Food Waste Diversion Programs

City reserves the right to require Contractor to implement a program to divert food waste Collected from restaurants and/or from residents. Contractor would

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be entitled to a rate adjustment for the reasonable incremental costs incurred in processing and transporting the waste. Transportation costs may increase or decrease, depending upon the location of the food waste processing Facility to be used."

SECTION 7. Amendment to Section 5.12.2 Pertaining to Holiday Tree Collection.

Section 5.12.2 of the Agreement is hereby amended in its entirety to read as follows:

"5.12.2 Holiday Tree Drop-Off Site for Commercial and Multi-Family Properties

The Contractor shall collect all Holiday trees discarded by any Commercial or Multi-Family Service Customer during the first four (4) weeks after Christmas Day, or such other days as agreed to by the City and the Contractor, free of any additional charge to the City or any Service Recipient. Trees must be placed by Customer near the Service location for solid waste containers unless other arrangements are agreed to by Customer and Contractor."

SECTION 8. Amendment to Section 5.15.11 Pertaining to Shred Day.

Section 5.15.11 of the Agreement is hereby amended in its entirety to read as follows:

"5.15.11 Shred Day(s)

Contractor will conduct one shred day per quarter (up to four events per year) upon City request, on a City-approved day, at a City-provided location at no additional cost. City will inform Contractor of the time at which each event will begin, and each event shall last for eight hours. Contractor shall be on-site for a sufficient time before and after the event to set up and clean up. Contractor shall provide staff and equipment to collect all paper delivered by anyone that resides or operates a business in the City.

Contractor will shred paper in manner that guarantees confidentiality and destruction of the documents, and diverts the shredded material from landfilling. Contractor will publicize the event through its mailers, contacting local business groups and placing local ads."

SECTION 9. Addition of Section 5.15.14 Pertaining to Power Washing of City Sidewalks.

Section 5.15.14 of the Agreement is hereby added in its entirety to read as follows:

"5.15.14 Optional Contractor Power Washing Services
The City retains the right to request the Contractor to provide power washing services to specified sidewalks in the City. If such a service is requested by the City, Contractor will power wash the sidewalk areas of the Esplanade beachfront

sidewalk between Nob Hill and the South City Limit, and Artesia Boulevard on both sides between Aviation and Hawthorne Boulevard two (2) times per month. The Esplanade service will be initially provided at $3,600 per cleaning or $7,200 per month to be charged to the City. Artesia Boulevard service will cost $7,200 per cleaning or $14,400 per month with a 7:00 am start time. If the City implements power washing through the Contractor, the rates for service would be adjusted annually per the rate adjustment methodology in Appendix B."

SECTION 10. Addition of Section 10.4.B Pertaining to the Liquidated Damages.

Section 10.4.B. (35) of the Agreement is hereby added in its entirety to read as follows:

"(35) For failure to properly return empty Bins to avoid pedestrian or vehicular traffic impediments within the specified timeframe under Section 5.4.8 which exceeds ten (10) Containers annually: $50.00 per Container."

SECTION 11. Amendment to Article XIV Pertaining to the Term of Agreement.

Article XIV of the Agreement is hereby amended in its entirety to read as follows:

"14.1 Term of Agreement

The term of this Agreement (the "Term") shall be nine (9) years, commencing on July 1, 2019, and expiring June 30, 2028, subject to an extension as provided in Section 14.2 below. Nothing in this Section 14.1 shall be construed as limiting City's right to terminate this Agreement for cause pursuant to Article XIII above.

14.2 City's Option to Extend Term

City shall have the sole option to extend the Term of this Agreement up to twenty-four (24) months following the initial contract term which ends June 30, 2028. The City may, upon at least ninety (90) days advanced written notice to the Contractor prior to the expiration of the Term of this Agreement, exercise this extension option. If City provides the extension notice, the Agreement shall automatically renew monthly, up to a maximum of twenty-four (24) months. This extension period shall terminate, upon the earlier of: (i) the expiration of the aforementioned twenty-four (24) months, or (ii) ninety (90) days following the date upon which City gives Contractor written notice of termination."

SECTION 12. Amendment to Section 15.3 Pertaining to the AB 939 Indemnification.

Section 15.3 of the Agreement is hereby amended to include the following:

"C. SB 1383, AB 1594 and AB 1826 Indemnification and Guarantee. To the extent authorized by law, Contractor agrees to indemnify and hold harmless City from and against all fines and/or penalties imposed by any agency, either directly against the City or indirectly, for not meeting any recycling goals or requirements under SB 1383, AB 1594 and AB 1826.

D. Contractor guarantees compliance with SB1383, AB1594 & AB1826 as amended from time to time. Contractor shall carry out its obligations under this Agreement so that the City will meet or exceed the diversion standards, program requirements, and other mandated requirements set forth in the aforementioned legislation. City and Contractor shall reasonably assist each other to meet the diversion requirements necessary for compliance with the stated bills."

SECTION 13. Amended Appendix B.

Appendix B to the Agreement is hereby replaced in its entirety with a new Appendix B entitled, "Amended Appendix B pursuant to the First Amendment - Rate Adjustment Submittal Form," attached hereto and incorporated herein by this reference.

SECTION 14. Amended Appendix E.

Appendix E to the Agreement is hereby replaced in its entirety with a new Appendix E entitled, "Amended Appendix E pursuant to the First Amendment - Approved Rate Schedule," attached hereto and incorporated herein by this reference.

SECTION 15. Amended Appendix I.

Appendix I to the Agreement is hereby replaced in its entirety with a new Appendix I entitled, "Amended Appendix I pursuant to the First Amendment - Enhanced Diversion Programs," attached hereto and incorporated herein by this reference.

SECTION 16. Addition of Appendix L.

Appendix L to the Agreement is hereby added in its entirety and is entitled, "Appendix L Street Sweeping Specifications pursuant to the First Amendment," attached hereto and incorporated herein by this reference.

SECTION 17. Unaffected Provisions Remain in Full Force. All provisions of the Agreement, excepting for those expressly amended by this First Amendment, shall remain unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment in Redondo Beach, California, as of this 18th day of June, 2019.

CITY OF REDONDO BEACH

William C. Brand, Mayor

ARAKELIAN ENTERPRISES, INC.

Name: Ron Arakelian III

Title: Executive Officer

APPROVED AS TO FORM:

Michael W. Webb, City Attorney

INSURANCE APPROVED
BY: DATE 6/24/19

ATTEST:

Eleanor Manzano, City Clerk

AMENDED APPENDIX B PURSUANT TO THE FIRST AMENDMENT

Rate Adjustment Submittal Request Form

B.1 General

The maximum rates set forth in Appendix E, and as more fully defined as Contractor Compensation in this Appendix, shall be the maximum amount Contractor may charge Customers as full, entire and complete compensation due pursuant to this Agreement for all labor, equipment, materials and supplies, taxes, insurance, bonds, letters of credit, overhead, Disposal, transfer, profit and all other things necessary to perform all the services required by this Agreement in the manner and at the times prescribed. Contractor shall impose no other charges for services provided to Customers unless approved by the City Council.

B.2 Initial Rates

The maximum rates that Contractor may charge Customers through the Rate Year beginning July 1, 2019 and ending June 30, 2020, shall not exceed the maximum rates set forth in Appendix E.

B.3 Schedule of Future Adjustments

Beginning with the Rate Year starting July 1, 2020 and ending on June 30, 2021 and for all subsequent Rate Years, Contractor may request an annual adjustment to the maximum rates shown in Appendix E. The Contractor shall submit its request in writing, to be received by City in Person or via certified mail, by the preceding February 15th, and shall be based on the method of adjustment described in Section B.4. Failure to submit a written request by February 15th shall result in Contractor waiving the right to request such an increase for the subsequent Rate Year. If the adjustment would have resulted in a decrease to rates, City may implement the adjustment calculated in accordance with Section B.4 below. An adjustment to the maximum rates is subject to the approval of the City Council at a public hearing and may be effectuated through resolution of the City Council without necessitating formal amendment to this Agreement.



B.4 Method of Adjustments

B.4.1 General

Pursuant to Section B.3, the Contractor may request an adjustment to the maximum rates according to the method described below and the formulas shown in Section B.4.5 and B.4.7 as subject to review and approval of City. All future adjustments are to be effective July 1.

B.4.2 Cost Components for Rate Adjustment Indices

The approved rates consist of the following cost component categories. Each cost component may be adjusted by the change in the corresponding index below. The approved Contractor Compensation shall be based on the total weighted percentage change of the cost components, plus one (1) percent, plus any special rate adjustment as specified in Section B.4.3. See Section B.4.7 for detailed rate adjustment procedures for the Compactor Roll-Off rate and Section B.4.5 for all other rates.

Cost Category	Initial Weightings for 7/1/2020 Adjustment		Rate Adjustment Factor (1)
	Cart/Bin	Roll-Off	
Labor	26.53%	71.36%	Change in the highest level rate for the "Driver A/B" Classification to be in effect as of the date the new rates go into effect (July 1st) under the Agreement between local haulers and Package and General Utility Drivers Local Union 396
Fuel	3.97%	14.03%	Producer Price Index WPU 0531, Fuels and related products and power, natural gas
Equipment	9.98%	0%	Producer Price Index, PCU336120336120, Heavy duty truck manufacturing
Waste-To-Energy	17.59%	N/A	Actual change in waste-to-energy facility gate fee per ton
Disposal/ Green Waste and Organics Processing	38.35%	N/A	Consumer Price Index for All Urban Consumers (CUURA421SA0), Los Angeles-Riverside-Orange County, CA, all items, capped at 5% (increases over 5% to roll to subsequent years)
All Other	3.57%	14.61%	Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index – U.S. city average
Total	100%	100%	

(1) Example calculation:

Labor Contract Rate Adjustment Date	10/01/2017	10/01/2018
Hourly Rate (hypothetical rates)	$25.40	$26.35

Collection Contract Rate Adjustment Date	n/a	7/1/2019
Change to Labor Component	n/a	3.74%

If a labor contract terminates and a subsequent labor contract has not been executed prior to the rate adjustment calculation, the percentage change in the labor cost component used in the prior year's adjustment calculation will be used. In the event that the estimated labor component change is higher or lower than the actual change after a new labor contract is executed, no correction to compensation adjustment shall be provided for that year.

B.4.3 Special Rate Adjustments

The following table includes the annual rate adjustment plus 1% and special adjustments that will be applied to the rate adjustments each July 1. (Note: these numbers will be added, not compounded). The Residential services annual special adjustment is seven (7) percent and the Commercial services annual special adjustment is fourteen (14) percent for rate adjustments staring July 1, 2019, through July 1, 2023:

Date of Adjustment	Residential Rate Adjustment	Commercial Rate Adjustment
July 1, 2019	Annual + 1% +7%	Annual + 1% + 14%
July 1, 2020	Annual + 1% +7%	Annual + 1% + 14%
July 1, 2021	Annual + 1% +7%	Annual + 1% + 14%
July 1, 2022	Annual + 1% +7%	Annual + 1% + 14%
July 1, 2023	Annual + 1% +7%	Annual + 1% + 14%

Beginning July 1, 2024, and each July 1 thereafter there will be no further special rate adjustments, and the annual rate adjustment will be based on the total weighted change of the cost components, plus one (1) percent as described in Section B.4.2. The special adjustment will not apply to:

- The pier compactor per pull rate;
- The pier per ton Disposal rate;
- Any power washing services performed by the Contractor at City request under Section 5.15.14; or,
- The Organics Recycling Cart rates.

B.4.4 Rate Adjustment Steps

All rates, including Cart, Bin and extra services rates, will be adjusted using the same methodology and cost component weightings, with the exclusion of compactor Roll-Off Box service, Roll-Off Box disposal rate, and Recyclable Collection fee from Multi-

Family Bin Customers. See Section B.4.5 for an example calculation based upon the steps described below.

Step One – Calculate the percentage increase or decrease in each index listed in Section B.4.2. The increase or decrease in the published indices for fuel, equipment, and all other (CPI Less Food and Energy) will be for the change in the average annual published index between the calendar year ended the October prior to the Rate Year anniversary date and prior calendar year. (See B.4.8 Example Calculation of Average Annual Index)

Step Two – The first rate adjustment cost components as a percentage of total costs are provided in Section B.4.2 above, with subsequent components calculated in Step Four of the rate adjustment. For Step Two of each subsequent rate adjustment, use the cost components recalculated in Step Four during the previous rate adjustment. Multiply the percentage changes for each rate adjustment component by that component's weighting and add these resulting percentages together to get the total weighted change to the rates, plus an additional one (1) percent, plus Special Adjustment percentage change per Section B.4.3 to calculate the total rate percentage change

Step Three – Multiply the total rate percentage change from Step Two by the existing Customer rates to calculate the increase or decrease to the maximum rates. Add the rate increase or decrease to the existing rates to derive the newly adjusted rates.

Step Four – Recalculate weightings for the following year based upon these changes.

Note: The per unit fee for Recyclables Collection from Multi-Family units will adjust solely per the change in CPI less food and energy using the same index as the "All Other" Cost Component, plus 1%, plus the Special Adjustment percentage change per Section B.4.3.

B.4.5 Example Cart, Bin and Extra Services Rate Adjustment Formula

Step One: Calculate the percentage change in each component index

Row	Adjustment Factor	Index	A Old Index Value	B New Index Value	C % Change in Index ((Column B/ Column A) - 1)
1	Labor	(1)	$25.40	$26.35	3.74%
2	Fuel	(2)	119.942	106.217	-11.44%
3	Equipment	(3)	147.283	148.675	0.94%
4	Transformation	(4)	$75.00	$80.00	6.67%
5	Disposal/GW	(5)(8)	254.712	264.476	3.83%
6	All Other	(6)	251.445	256.637	2.06%

Step Two: Multiply each Index % change by its corresponding component weight to get total % change

Row	Adjustment Factor	Index	D Cost Component Weighted as a % of Component Total (7)	E Percent Change in Index (from Column C)	F Total Weighted Change
7	Labor	(1)	26.40%	3.74%	0.99%
8	Fuel	(2)	4.63%	-11.44%	-0.53%
9	Equipment	(3)	10.21%	0.94%	0.10%
10	Transformation	(4)	17.02%	6.67%	1.13%
11	Disposal/GW	(5)	38.13%	3.83%	1.46%
12	All Other	(6)(9)	3.61%	2.06%	0.07%
13	Sub-total		100.00%		3.22%
14	Additional 1%				1.00%
15	Total Weighted Change				4.22%

Step Three: Apply the total percentage change, including any special adjustments to the service rates

Row	Rate Category	G Existing Customer Rate*	H Total Weighted % Change (Row 15, Column F)	I Special Rate Adjustment % Change (10)	J Total Rate % Change (Column H + Column I)	K Rate Inc or Dec (Column G x Column J)	L Adjusted Rate (Column G + Column K)
16	Residential Service	$14.96	4.22%	7.00%	11.22%	$1.68	$16.64
17	Push-Out/Push Back	$5.01	4.22%	7.00%	11.22%	$0.56	$5.57
18	MF 3YD Bin, 1x week	$78.79	4.22%	7.00%	11.22%	$8.84	$87.63
19	Com 3YD Bin, 1x week	$89.81	4.22%	14.00%	18.22%	$16.37	$106.18
20	3YD Temporary Bin	$106.47	4.22%	14.00%	18.22%	$19.40	$125.87
21	Extra Empty 3YD Bin	$66.13	4.22%	14.00%	18.22%	$12.05	$78.18
22	Com Organics Cart	$25.00	4.22%	N/A	4.22%	$1.06	$26.06
23	MF Recycle per Unit Fee (9)	$2.05	3.06%	7.00%	10.06%	$0.21	$2.26
24	Esplanade Cleaning per Month	$7,200.00	4.22%	N/A	4.22%	$304.20	$7,504.20

Step Four: Re-weigh the cost components

Row	Adjustment Factor	Index	M Cost Component Weighting (Column D)	N Percent Change in Index (Column E)	O Change in Cost Component Weighting (Column M x Column N)	P Adjusted Cost Component Weighting (Column M + Column O)	Q Cost Components Re-weighted to Equal 100%
25	Labor	(1)	26.40%	3.74%	0.99%	27.39%	26.53%
26	Fuel	(2)	4.63%	-11.44%	-0.53%	4.10%	3.97%
27	Equipment	(3)	10.21%	0.94%	0.10%	10.31%	9.98%
28	Transformation	(4)	17.02%	6.67%	1.13%	18.15%	17.59%
29	Disposal/GW	(5)	38.13%	3.83%	1.46%	39.59%	38.35%
30	All Other	(6)	3.61%	2.06%	0.07%	3.68%	3.57%
31	Total		100.00%		3.22%	103.22%	100.00%

*Example rates listed. Adjustments apply to all rates in each category.

(1) Driver A/B rate from Agreement between local haulers and Package and General Utility Drivers Local Union 396, Int'l Brotherhood of Teamsters.

(2) Producer Price Index WPU0531, Fuels and related products and power, natural gas.

(3) Producer Price Index, PCU336120336120, Heavy duty truck manufacturing - average annual change.

(4) Rate at approved Waste-to-Energy facility.

(5) Consumer Price Index for All Urban Consumers (CUURA421SA0), Los Angeles-Riverside-Orange County, CA, all items, capped at 5% (increase over 5% to be rolled to subsequent years).

(6) Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index - U.S. city average - average annual change.

(7) Based on proposal. After first rate adjustment, this column comes from Column O of the previous year's rate adjustment worksheet.

(8) Column C, Row 5 cannot be greater than 5%.

(9) Multi-family Recycle per Unit Fee is adjusted by the percent change in the All Other component from Column E, Row 12 plus 1%, plus any Special Adjustment per Section B.4.3.

(10) Special rate adjustments per Section B.4.3 shall only be applied through July 1, 2023.

B.4.6 Roll-Off Box Rate Adjustment Method

The Compactor Roll-Off Box (City Pier Compactor) rate consists of two components: a) the pull rate, or service component, and b) the disposal/processing component. See Section B.4.8 for an example calculation based upon the steps described below.

Step One – Calculate the percentage increase or decrease in each index listed in Section B.4.2. The increase or decrease in the published indices for fuel, equipment and all other (CPI Less Food and Energy) will be for the change in the average annual published index between the calendar year ended the October prior to the Rate Year anniversary date and prior calendar year. (See B.4.8 Example Calculation of Average Annual Index)

Step Two – The first-rate adjustment cost components as a percentage of total costs are provided in Section B.4.2 above, with subsequent components calculated in Step Four of the rate adjustment. For Step Two of each subsequent rate adjustment, use the cost components recalculated in Step Four during the previous rate adjustment.

Multiply the percentage changes for each rate adjustment component, as determined in Step One, by that component's weighting as a percentage of the pull rate component. Sub-total all the weighted percent changes plus an additional one (1) percent.

It is not necessary to determine a weighting for Disposal, as this component is separately adjusted by a single index and need not be weighted.

Step Three – Multiply the weighted percent change for these service components from Step Two by the existing maximum pull rates to determine the increase or decrease in maximum pull rates. Then add the change in rates to the existing maximum pull rates to determine the new maximum pull rates. Multiply the percentage change in the Disposal cost index by the existing maximum disposal cost per ton. Then add to the existing maximum Disposal rate to determine the new maximum Disposal rate.

Step Four – Adjust the cost components as a percentage of the service component by the change in indices as the percentage changes were applied in Step Two. Recalculate the weighting of the service cost component percentages to equal 100% for use in the next rate adjustment calculation.

B.4.7 Example Compactor Roll-Off Rate Adjustment Formula

Step One: Calculate the percentage change in each component index

			A	B	C
Row	Adjustment Factor	Index	Old Index Value	New Index Value	% Change in Index ((Column B/ Column A) - 1)
1	Service Comp (Pull Rate)				
2	Labor	(1)	$25.40	$26.35	3.74%
3	Fuel	(2)	119.942	106.217	-11.44%
4	Equipment	(3)	147.283	148.675	0.94%
5	All Other	(4)	251.445	256.637	2.06%
6	Disposal	(5)(7)	254.712	264.476	3.83%
7	Additional 1%				1.00%
8	Total				4.83%

Step Two: Multiply each index % change by its corresponding component weight to get total % change

			D	E	F
Row	Adjustment Factor	Index	Cost Component Weighted as a % of Component Total (6)	Percent Change in Index (from Column C)	Total Weighted Change
9	Service Comp (Pull Rate)				
10	Labor	(1)	69.52%	3.74%	2.60%
11	Fuel	(2)	16.01%	-11.44%	-1.83%
12	Equipment	(3)	0.00%	0.94%	0.00%
13	All Other	(4)	14.47%	2.06%	0.30%
14	Service Comp Sub-Total		100.00%		1.07%
15	Additional 1%				1.00%
16	Service Comp Total				2.07%
17	Disposal	(5)	100.00%	4.83%	4.83%

Step Three: Apply the total percentage change to the service rates

		G	H	I	J
Row	Rate Category	Existing Customer Rate*	Total Weighted % Change (Column F)	Rate Inc. or Dec (Column G x Column H)	Adjusted Rate (Column G + Column I)
18	Pier Compactor Pull Rate	$151.18	2.07%	$3.12	$154.30
19	Pier per Ton Disposal Rate	$63.25	4.83%	$3.06	$66.31

Step Four: Re-weigh the cost components

			K	L	M	N	O
Row	Adjustment Factor	Index	Cost Component Weighting (Column D)	Percent Change in Index (Column E)	Change in Cost Component Weighting (Column K x Column L)	Adjusted Cost Component Weighting (Column K + Column M)	Cost Components Re-weighted to Equal 100%
20	Labor	(1)	69.52%	3.74%	2.60%	72.12%	71.36%
21	Fuel	(2)	16.01%	-11.44%	-1.83%	14.18%	14.03%
22	Equipment	(3)	0.00%	0.94%	0.00%	0.00%	0.00%
23	All Other	(4)	14.47%	2.06%	0.30%	14.77%	14.61%
24	Total		100.00%		1.07%	101.07%	100.00%

*Example rates listed. Adjustments apply to all rates in each category.

(1) Driver A/B rate from Agreement between local haulers and Package and General Utility Drivers Local Union 396, Int'l Brotherhood of Teamsters.

(2) Producer Price Index WPU0531, Fuels and related products and power, natural gas.

(3) Producer Price Index, PCU336120336120, Heavy duty truck manufacturing - average annual change.

(4) Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index - U.S. city average - avgas annual change.

(5) Consumer Price Index for All Urban Consumers (CUURA421SA0), Los Angeles-Riverside-Orange County, CA, all items, capped at 5% (increase over 5% to be rolled to subsequent years).

(6) Based on Athens July 1, 2019 rate adjustment. After first rate adjustment, this column comes from Column O of the previous year's rate adjustment worksheet.

(7) Column C, Row 6 cannot be greater than 5%.

B.4.8 Example Calculation of Average Annual Index

Consumer Price Index - All Urban Consumers, U.S. City Average, all items less food and energy, (CUUR0000SA0L1E)
From Athens 2019 Rate Calculations

Year	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Average
2016											249.227	249.134	
2017	250.083	251.143	251.290	251.642	251.835	252.014	251.936	252.460	252.941	253.638			251.445

2017											253.492	253.558	
2018	254.638	255.783	256.60	257.025	257.469	257.697	257.867	258.012	258.429	259.063			256.637
											Average Change:	2.06%	

B.5 Extraordinary Adjustments

Contractor may request an adjustment to maximum rates at reasonable times other than that allowed under Section B.3 in the event of extraordinary changes in the cost of providing service under this Agreement. Such changes shall not include changes in tipping fees for Recyclable Material processing costs, changes in the market value of Recyclables from the values assumed in Contractor's Proposal, inaccurate estimates by the Contractor of its proposed cost of operations, unionization of Contractor's work force, or change in wage rates or employee benefits. Contractor may request an extraordinary adjustment based upon changes in a direct per ton surcharge assessed at the Disposal Site by federal, state or local regulatory agencies after the Effective Date. Extraordinary rate adjustments shall only be effective after approval by City Council and may not be applied retroactively.

For each request for an adjustment to the maximum rates that Contractor may charge Customers brought pursuant to this section Contractor shall prepare a schedule documenting the extraordinary costs. Such request shall be prepared in a form acceptable to City with support for assumptions made by Contractor in preparing the estimate. Contractor shall also submit a schedule showing how its total costs and total revenues have changed over the past three years for the services provided under this Agreement.

City may request a copy of the Contractor's annual financial statements in connection with the City's review of Contractor's rate adjustment request. City shall review the Contractor's request and, in City's sole judgment and absolute, unfettered discretion, make the final determination as to whether an adjustment to the maximum rates will be

made, and, if an adjustment is permitted, the appropriate amount of the adjustment. City may consider increases or decreases in the Contractor's total revenues and total cost of services when reviewing an extraordinary rate adjustment request.

AMENDED APPENDIX E PURSUANT TO THE FIRST AMENDMENT

Approve Rate Schedule

Initial Maximum Contractor Rates For
July 1, 2019 to June 30, 2020

RESIDENTIAL CART SERVICE RATE SCHEDULE

(Subject to Special Residential Rate Adjustment per Section B.4.3)

July 1, 2019 to June 30, 2020

Residential Cart Service	Rate*
Residential Cart Service Rate – unlimited refuse, recycling, and green waste	$16.64 per month
Push-Out/Push-Back Service	$5.57 per month
Additional Cart Exchanges – above once every six months	$27.87 per exchange
Optional HHW Door-To-Door Collection Program (if requested by City) – to be collected in addition to residential cart service rate for residential cart customers and to the per unit recycling collection fee for multi-family bin customers	$0.91 per month

*Excludes HHW, Administrative, Recycling and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under the Agreement (see Sections 12.4.1 and 7.2.6).

MULTI-FAMILY AND RESIDENTIAL BIN CUSTOMERS, AND LOCKING BIN RATES

(Subject to Special Residential Rate Adjustment per Section B.4.3)
July 1, 2019 to June 30, 2020

(Rates* shall be for service monthly)

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
1 Cubic Yard	$64.52	$125.87	$187.21	$236.06	$294.33	$352.61	$410.88	$73.54
1.5 Cubic Yard	$66.80	$130.27	$193.72	$257.19	$320.64	$384.11	$447.59	$73.54
2 Cubic Yard	$76.09	$148.36	$220.66	$290.50	$354.30	$418.05	$484.27	$73.54
3 Cubic Yard	$87.63	$170.86	$254.07	$327.74	$399.48	$473.96	$564.96	$73.54
4 Cubic Yard	$99.14	$193.32	$280.49	$358.84	$446.58	$528.68	$621.60	$73.54
6 Cubic Yard	$122.22	$238.37	$336.73	$437.48	$519.53	$619.78	$712.76	$73.54
3 Cubic Yard Compactor	$142.34	$278.94	$415.58	$552.20	$688.85	$825.49	$962.12	$152.23
4 Cubic Yard Compactor	$161.08	$314.11	$467.11	$620.15	$773.18	$926.22	$1,079.22	$152.23
Multi-Family Organics Cart	$3.48							
Commercial and Multi-Family Locking Lid	$6.96	$11.16	$15.33	$19.51	$23.68	$27.87	$32.02	

Recycling Service Charge: $2.26 per unit
City Fees: Administration $0.86 p/u, Household Hazardous Waste $0.91 p/u and AB 939 4.25% of base rate

Notes:

X means collection frequency per week,
WK means week

*Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.2.6).

$2.26 per unit for Recyclable Collection from Multi-family Bin Customers (Required)

COMMERCIAL COLLECTION RATE SCHEDULE

(Subject to Special Commercial Rate Adjustment per Section B.4.3)

July 1, 2019 to June 30, 2020

(Rates* shall be for service monthly)

BIN SIZE	1X WK	2X WK	3X WK	4X WK	5X WK	6X WK	7X WK	Extra
Commercial Cart	$61.05	$131.61	$202.24	$272.82	$343.42	$414.01	$484.58	$78.17
1 Cubic Yard	$78.18	$152.50	$226.85	$286.06	$356.66	$427.27	$497.86	$78.17
1.5 Cubic Yard	$80.92	$157.82	$234.73	$311.63	$388.55	$465.43	$542.36	$78.17
2 Cubic Yard	$92.20	$179.78	$267.39	$352.00	$429.30	$506.57	$586.33	$78.17
3 Cubic Yard	$106.17	$207.03	$307.88	$397.14	$484.05	$574.34	$684.58	$78.17
4 Cubic Yard	$120.15	$234.28	$339.89	$434.84	$541.16	$640.62	$753.22	$78.17
6 Cubic Yard	$148.12	$288.81	$408.04	$531.56	$629.55	$751.02	$863.69	$78.17
3 Cubic Yard Compactor	$151.30	$296.50	$441.74	$586.95	$732.21	$877.44	$1,022.67	$161.81
4 Cubic Yard Compactor	$171.22	$333.88	$496.51	$659.18	$821.84	$984.51	$1,147.15	$161.81

City Fees: Administration 9.15% of base rate and AB 939 4.25% of base rate

Notes:

X means collection frequency per week,
WK means week

*Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.2.6).

COMMERCIAL ADDITIONAL SERVICES

(Subject to Special Commercial Rate Adjustment per Section B.4.3)

July 1, 2019 to June 30, 2020

Additional Bin and Other Fees	Rate*
3-Yard Temporary Bin (includes delivery, seven day rental and disposal)	$125.87 per dump
3-Yard Temporary Bin – (rental per day beyond seven days)	$11.82 per day
Commercial Bulky Waste Pickup	$36.98 per item
Bin Re-delivery Fee (if bins are pulled for non-payment)	$66.58 per bin
Bin Cleaning (over once per year)	$66.58 per cleaning
Bin Overage Cleanup (following one written warning)	$44.37 per event
Commercial HHW Collection	$36.98 per item

*Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.2.6).

OTHER ADDITIONAL SERVICES
(Not Subject to Special Rate Adjustment)

July 1, 2019 to June 30, 2020

Additional Bin and Other Fees	Rate*
Compactor Box at Pier: - per pull - per ton	 $154.30 per pull $66.30 per ton
Two 35 or One 64 Gallon Commercial Organics Cart	$25.00 per month for service up to 7X/WK
Organics Cart Contamination Fee	$50.00 per occurrence
Return Trip Charge	$65.59 per trip
Emergency Service Rates – one crew and one collection truck	$110.96 per hour
HHW Event (per Appendix D of Agreement)	$41,133.72 per event

Notes:

X means collection frequency per week,
WK means week

*Excludes HHW, Administrative and AB 939 fees. Includes Contracting Fee, Recycle Ranger Funding, Recyclables Rebate, Solid Waste Vehicle Road Impact Reimbursement, Audit costs and all other costs included under this Agreement (see Sections 12.4.1 and 7.2.6).

AMENDED APPENDIX I PURSUANT TO THE FIRST AMENDMENT

Enhanced Diversion Programs

Contractor shall implement the following programs at the start of service under this Agreement in accordance with the following terms:

I.1 Residential Organics Program

Through the Green Waste Cart Collection program under Section 5.6.1, Contractor shall Collect in the Green Waste Cart, and divert from landfilling, Organics as defined in Section 1.63A.

I.2 Commercial Organics Program

a) Contractor shall offer Organic Waste recycling services to all other Solid Waste generators in the City including all City Facilities and schools. Contractor shall be responsible for ensuring that the Organic Waste recycling services it offers meet the requirements of AB 1826 and SB 1383. Contractor shall make available information related to its Organic Waste recycling program and shall promote said program through its website, mailers, brochures, billing inserts, email content, social media, and online announcements.

b) Contractor shall be responsible to ensure that all Organic Waste it Collects is delivered to a properly permitted Organic Waste Processing Facility where it is processed in a manner that complies with AB 1826 and SB 1383, using methods that are approved by the California Department of Resources, Recycling and Recovery (CalRecycle) so as to ensure the handling of such Organic Waste qualifies for diversion credit.

c) Contractor shall offer Organic Waste recycling services at rates that do not exceed the maximum rates set forth in Appendix E to all Customers. Contractor shall offer Organic Waste Recycling services to Commercial Customers using either a sixty-four (64) gallon Cart or two 35-gallon Carts, to be collected at a frequency of one or more times per week that meets the Organics service needs of the Customer at a cost of $25.00 per month effective July 1, 2019. Contractor shall offer Multi-Family Premises Organic Waste Recycling Carts in thirty-five (35), sixty-four (64) or ninety-two (96) gallon Carts at a cost of $3.48 per month effective July 1, 2019. Multi-Family Premise Customers with 96-gallon organics carts that regularly exceed the cart manufacturer's recommended maximum weight limit may have their cart replaced with one or more 64 or 35-gallon carts. The Commercial Organics Waste Recycling Carts will be cleaned or exchanged by Contractor at least once annually at no additional charge, or more frequently if needed by the Customer to reduce odor and vector issues.

d) On behalf of City, Contractor shall regularly identify opportunities for, barriers to, and incentives for Organic Waste recycling, and shall engage in Customer education and outreach related to Organic Waste recycling, all in a manner that ensures City is in compliance with its related

obligations pursuant to AB 1826 and SB 1383. The method(s) by which Contractor contacts Customers for these purposes, unless otherwise specified, may be by any reasonable means Contractor desires (which may include direct mail, email, telephone calls, site visits and/or such other methods as Contractor reasonably deems appropriate), provided that such methods result in compliance with all obligations any related requirements of CalRecycle.

I.3 Composting of Pier Compactor Roll-Off

Contractor shall deliver all Solid Waste Collected from the Pier Compactor per Section 5.15.7 for composting. Contractor shall divert a minimum of 65% of Pier Compactor Roll-off tonnage.

I.4 Mixed Waste Processing of All Residential Refuse

Contractor shall send all Refuse Collected in the City in Refuse Carts (including Single Family and Multi-Family Refuse Carts) for processing to recover Recyclables prior to landfilling. Contractor shall divert from landfilling a minimum of 8.5% of Solid Waste Collected from Residential Refuse Carts.

I.5 Processing of all Other Refuse

To recover Recyclables prior to landfilling, Contractor shall process all Refuse Collected from all Bin Customers (Multi-Family, Commercial, City and School), Refuse from City-sponsored events and all other Refuse not composted or otherwise processed, and divert from landfilling a minimum of 41% of the tonnage Collected.

I.6 Minimum Diversion Requirement

The minimum diversion requirement of 59% per Sections 5.5.6, 10.4.B.22, and 13.3.1.Q shall be increased to 75%.

I.7 SB 1383 Programs

A. Mandatory Compliance and Outreach for State Regulations

Contractor shall assist City by gathering required Customer data, performing site visits, public outreach, and other requirements in order to comply with State requirements and regulations such as mandatory commercial recycling and AB 1826, and control of short-lived climate pollutants. The parties acknowledge that CalRecycle is in the process of implementing SB 1383 (Public Resources Code Section 42652 et seq.), which establishes targets to achieve a 50 percent reduction in the level of the statewide disposal of Organic Waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law grants CalRecycle the regulatory authority required to achieve the organic waste disposal reduction targets and establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025.

B. Food Rescue and Donation Program

Contractor shall coordinate food rescue and donation efforts with each Customer deemed to generate Organics Waste as required by CalRecycle. Contractor will work with food generating

establishments to capture any currently unreported donation efforts, create educational outreach material to foodservice sales representatives and food generating establishments, and add information on food non-profits on the Contractor's City-dedicated website.

C. Contamination and Route Audits

Contractor shall perform contamination monitoring, route reviews, and inspections in compliance with the CalRecycle requirements under SB 1383, and provide results of all SB 1383 related activities to the City as part of the monthly reporting.

D. Containers

Contractor shall comply with CalRecycle Cart and Bin requirements under SB 1383, including but not limited to color and labeling requirements. All Containers must be compliant with SB 1383 requirements by January 1, 2032.

E. Public Education and Outreach

Contractor shall provide additional education and outreach in accordance with the CalRecycle requirements under SB 1383. All public education materials shall be approved in advance by City. Such outreach shall include, but not be limited to:

1. Designated Recycling and Organics Outreach Coordinators
   The Contractor will hire and train Customer outreach specialists to assist the Customers and the City with meeting the requirements of SB 1383.
   Coordinators shall be able to visit Multi-Family and Commercial Customers, civic groups, school assemblies, and homeowners' associations, to promote and explain the Recycling and Organics programs, and participate in demonstrations, and civic events.
   Ongoing Outreach to be performed by Outreach Coordinators:
   - Provide Organic Waste Recycling information to all Customers including Step by Step process; guidelines for Organics program training; do's and don'ts of separation; signage examples; source reduction suggestions; links to online City programs/resources; Good Samaritan Law definition; information on environmentally preferable purchasing policies; and resource list of sustainability programs and toolkits from trade organizations like the National Restaurant Association and US Composting Council Curb to Compost Toolkit and/or government agencies like the EPA toolkit for Reducing Food Waste and Packaging and FTC Guidelines on compostable and degradable claims.
   - Provide samples of indoor and outdoor Container options and signage.
   - Contact or provide information to help identify Customer's "startup team" to implement the program and provide long term support.
   - If necessary or if requested by customers, conduct, comprehensive, in-house, multi-lingual trainings with kitchen and janitorial staff at no additional charge.
   - Follow-up and monitor to ensure successful participation, which shall include visual audits and additional training when necessary.
   - Create solutions for the identified challenges and waste stream specifics.
   - Connect Customers with food donation programs where applicable.
   - Contractor shall produce, keep current, and provide information to the public on SB 1383 and the identification of new Customers.
   - On an annual basis, Coordinators shall conduct Customer surveys and onsite waste assessments of Customers subject to the requirements of SB 1383 that do not receive Contractor provided Organic Waste Recycling, utilize an in-house

program, donate edible foods to a charitable organization or Recycle using a third-party vendor.

2. Corrective Action Notice
   Contractor shall warn Customers who have Non-organic Waste in their Organics Waste Container, or Organic Waste or Recyclables in their Trash Containers as required by CalRecycle under SB 1383. If, after three written warnings in a six-month period, the Container continues to be contaminated, a contamination fee may be charged in accordance with the approved rate schedule. Contractor must leave instructive warning notices on the contaminated Containers, indicating the issue, how to correct it, and that the Customer will be charged a contamination fee if behavior is not corrected. The format of the warning notice must be approved by City. Contractor shall report monthly to City any warning notices issued, including the customer name, service address, the date contamination was observed, the person who conducted the inspection, any photographic evidence of the violation that was obtained, and any other information reasonably requested by the City. Contractor will also provide copies of written notices to the City on a monthly basis.
3. Annual Brochure/Mailing per Section 10.5.2
   Contractor shall include language related to SB 1383 programs and compliance in the Annual Brochure/Mailing per Section 10.5.2 of the Agreement.
4. Annual Noticing
   Contractor will prepare a letter for City approval and send to all SB 1383 non-compliant Customers detailing their non-compliance and annual reporting requirements to CalRecycle. The letter is to be printed using the City's electronic letterhead. Contractor will contact all non-compliant customers identified using the Contractor's database. Contractor will provide the City a list of all non-compliant Customers including but not limited to contact person, service and billing addresses, phone number, email, account notes and any information relating to the previous refusal of organics program services to report to CalRecycle.
5. Web Site Page
   Contractor shall dedicate one page of a Contractor web site to City services related to SB 1383, including, at a minimum, listing contact names, food recovery options, links to the CalRecycle website, and numbers for Customer Service and information on Organics Collection programs.
6. Additional SB 1383 Education and Outreach as Required by SB 1383
   Company shall provide any additional education and outreach in accordance with the CalRecycle requirements under SB 1383.

All brochures, mailings, and other educational materials are to be approved by City in advance of distribution, and shall not bear City seal unless otherwise approved by City. Any outreach material utilizing paper provided and distributed by Company shall be made from recycled-content paper and must be labeled "Printed on Recycled Paper" on the outreach material.

F. SB 1383 Reporting

The information listed shall be the minimum reported monthly:

a) On a monthly basis, Contractor will provide to City any SB 1383 reporting worksheets provided or required by CalRecycle;
b) Warning notices issued for contaminated Containers;
c) Number of Food Waste Diversion Program Participants;
d) Summary of complaints and resolutions;
e) Report of contacts, visits and results of any site visits with regards to SB 1383 compliance;

f) List of Customers that do and do not participate in an Organics program, whether the Organics program is provided by Contractor or another party;
g) Which Customers are required to participate in an Organics Recycling program per Public Resources Code Section 42649.81;
h) Customers participating in food recovery programs separated Commercial or Multi-Family Units;
i) Customers using third-party recycling separated by Commercial or Multi-Family Units; and,
j) Any additional information that may be requested by CalRecycle or City related to Recycling and Organics programs, including but not limited to compliance activities related to SB 1383.

APPENDIX L PURSUANT
TO THE FIRST
AMENDMENT

STREET SWEEPING SERVICES

SECTION 1. DEFINITIONS

City - The City Council of Redondo Beach or its designated representative.

CONTRACTOR - A person or organization identified as such in the Agreement and is referred to throughout the Agreement Document. The term CONTRACTOR means the CONTRACTOR or his/her authorized representative.

Curb Mile: "curb mile" means one mile (5,280 feet) of City street from the face of curb extending out into the street, the width of the sweeper.

Daily - Refers to normal hours of work from Monday through Sunday with the exception of holidays.

Days - When used to designate a period of time, days shall be in reference to calendar days, unless otherwise specified.

Director of Public Works - That person designated by City Council as Director of Public Works or his/her designated representative.

Specifications - The written directions, provisions and requirements pertaining to the work and to the quantities and qualities of labor, equipment and materials furnished under this agreement.

Subcontractor - An individual, firm or corporation supplying labor or labor and materials for work under this agreement and whose contractual relationship is with the CONTRACTOR and not the City.

Refuse - Shall mean all types of debris including dirt, sand, pine needles, rock, paper, and leaves.

Business District - Shall be deemed to mean that territory described as commercial, industrial or manufacturing districts in the zoning may be territory of the City of Redondo Beach; and also all that territory abutting upon any public highway or street within said City, when fifty percent (50%) or more of the frontage thereon for a distance of three hundred (300) feet or more is now, or may hereafter be, occupied by buildings in use for business purposes.

Residence District - Shall include all that portion of said City not included within the business district as herein detained, including also such residences or dwelling structures as may exist in such district or any other area of the City of Redondo Beach.

Shall - Shall be mandatory.

May - Shall be permissive.

Working Day - Shall mean Monday through Sunday. *Sign Route* - Shall mean any street or alley posted with signs specifying a particular day for street sweeping.

Non-Posted Route- Shall mean any street that falls within the route map schedule that does not have a physical sign specifying street sweeping, including, but not limited to, one-way streets and "no stopping anytime" streets.

Resweeps- Those sweeps required of the CONTRACTOR when previous sweeps are deemed by City to be of poor quality, or when the CONTRACTOR has missed a street or sections of a street during regularly scheduled street sweeping.

Street - Shall mean any street in the City of Redondo Beach.

Alley - Shall mean any alley in the City of Redondo Beach.

Parking Lot - Shall mean any City-owned parking lot.

Painted Medians: Any section of road, roadway, or street that either has a two-way turn lane or non-landscaped median.

Median Island - Shall mean the raised portion of the street between opposing lanes of traffic.

Regular Sweeping - Shall mean sweeping of streets, alleys, parking lots, medians and other areas at pre-arranged scheduled intervals.

Walkway - Shall mean any City-owned walkway.

SECTION 2. SPECIFICATIONS

GENERAL

The CONTRACTOR shall provide at his/her own risk and cost all labor, materials, tools, equipment, transportation, hauling, dumping and other items needed to do the work as described herein.

SCOPE OF WORK

The CONTRACTOR shall perform all work necessary to complete the services in a manner satisfactory to the Public Works Director or his/her designee. The work to be completed under these specifications shall include the furnishing of all labor, material, equipment, tools, and any other incidental expense necessary to perform the following services for the City of Redondo Beach:

a. The CONTRACTOR shall be responsible for sweeping and cleaning the City's public right-of-way, whether it is a sign route or non-posted route, including all streets, whether curbed or uncurbed, alleys, medians, and public parking lots.

b. All sign routes shall be swept in accordance with the times and days posted on the City signs. See attached Street Sweeping Schedule.

c. All non-posted routes shall be swept in accordance with section (g) as well as with the residential and business/commercial districts' schedules provided to the CONTRACTOR by the City.

d. CONTRACTOR to be responsible for sufficient water for the street sweeping equipment necessary to comply with these specifications. CONTRACTOR is to contact California Water Service Company and obtain a water meter if deemed necessary by the City. The CONTRACTOR shall endeavor to not waste water and shall conserve wherever and whenever possible in his/her operations.

e. The discharge of non-stormwater into storm drain inlets, catch basins, or into the curb-and-gutter leading to the storm drain system is strictly prohibited by Chapter 8.44 Stormwater and Urban Runoff Pollution Control Regulations and under the Federal Clean Water Act.

f. Monthly statement. CONTRACTOR shall submit a monthly statement reporting total daily loads of debris and refuse hauled to dumpsite. CONTRACTOR shall also submit a monthly statement reporting the daily sweeper miles.

g. The following areas outside the sign routes shall be swept in accordance with the following specification, excluding holidays:

(1) Pacific Coast Highway (PCH)

- Southbound on PCH shall be swept on Mondays and Northbound on PCH from Herondo Street to Palos Verdes Boulevard shall be sweep on Fridays.

- Northbound from Prospect Avenue to Palos Verdes Boulevard including both sides of medians within that area shall be swept on Thursdays.

(2) The Riviera Village

The Riviera Village shall be swept on Mondays and Fridays from 6:00 am to 8:00am.

The Riviera Village consists of the following blocks:

- 100 and 200 block of Avenue I
- Riviera Village Triangle Parking Lot
- 1700, 1800, and 1900 block of South Catalina Avenue
- 1800 block of South Elena Avenue
- 100 block of Via Valencia
- 200 block of Avenida Del Norte
- Entire block of Via El Prado
- 200 and 300 block of Vista Del Mar

(3) North Redondo Beach Bike Path

- Shall be swept once a week between 6:00 am to 8:00 am from Felton Lane and Rockefeller Lane to Robison Street.

(4) City Alleys

- All City alleys shall be swept twice a month

(5) Parking Lots

- All City owned parking lots shall be swept twice a month during the hours of 6:00 am to 9:00 am. List of City Owned Parking lots will be provided to CONTRACTOR by the Public Works Director or Designee.

(6) Esplanade

- The westside of Esplanade from Knob Hill Avenue to Miramar Park shall be swept on Mondays and Fridays between 6:00 am and 8:00 am

(7) Harbor Area (Mondays 6:00 am to 8:00 am)

- Harbor Drive from Pacific Avenue to Herondo Street
- Portofino Way
- Yacht Club Way
- Lot 13

(8) George Freeth Way and Lot 5

- Shall be swept twice on Thursdays for the Redondo Beach Farmer's Market
- In the morning between 6:00 am and 7:00 am
- In the afternoon between 2:00 pm and 3:00 am

(9) City Yard

- The City Yard at 531 North Gertruda Avenue shall be swept once a month at a time agreed to between the CONTRACTOR and the Public Works Director or designee.

(10) Civic Center (515 Diamond Street)

- Shall be swept once a week between 6:00 am to 8:00 am.

(11) Painted Medians

- Shall be swept on an as needed basis, no more than twice a month, determined by the Public Works Director or designee.

(12) Artesia Boulevard

- Shall be swept on Tuesdays and Thursdays between 6:00 am to 8:00 am from Aviation Boulevard to Hawthorne Boulevard both northbound and southbound directions.
- Medians from Aviation Boulevard to Hawthorne Boulevard shall be swept once a week between 6:00 am to 8:00 am on both northbound and southbound directions.

LEVEL OF CLEANING

- The CONTRACTOR must employ sufficient personnel to perform all work as scheduled and approved by the City. All work shall be performed in accordance with this agreement so as to maintain a pleasing aesthetic appearance of the City.

- The City and the CONTRACTOR will meet weekly at mutually agreed times. Inspection of the area included in the agreement will be made by the City and CONTRACTOR weekly. The results of each inspection will be recorded, forwarded to the CONTRACTOR and retained for reference.

REPORTS

- Deficiency Report. The CONTRACTOR is required to correct any deficiencies found by inspection and listed in a deficiency report. Said deficiencies shall be corrected within the time specified by the City (seven (7) calendar days).

- Weekly Request. The CONTRACTOR's representative shall contact the City on a weekly basis for notification of deficiencies requiring correction or for changes of any type.

WORKING TIME LIMITS

Residential districts shall be swept between the hours of 8:00 am and 4:00 pm in accordance with the schedule provided by the Public Works Department.

Business districts or commercial zones shall be swept starting no earlier than 6:00 am and no later than 9:30 am in accordance with the schedule provided by the Public Works Department.

DAMAGES

The CONTRACTOR shall report without delay any damage to City equipment, City

property or private property. The CONTRACTOR shall be liable for damages caused by his/her actions. Any repairs and associated cost resulting from CONTRACTOR caused damage shall be the responsibility of the CONTRACTOR.

DISPOSAL OF SWEEPINGS AND/OR DEBRIS

The CONTRACTOR shall dispose of all sweepings accumulated as a result of cleaning operations and shall not allow any sweepings to remain on the public street or other public property for more than one hour after it is accumulated.

ALL DEBRIS AND SWEEPINGS SHALL BE DELIVERED TO THE CITY YARD TRASH CONTAINERS.

Spillage resulting from hauling on or across the public roadways shall be immediately removed at CONTRACTOR's expense.

When entering or leaving roadways carrying public traffic, the CONTRACTOR's equipment, whether empty or loaded, shall in all cases yield to public traffic.

Debris is defined as bottles, cans, paper, trash, sand, litter and all foreign matter, etc.

MONTHLY CLEANING SCHEDULE

The CONTRACTOR is required to furnish a monthly cleaning schedule to include planned activities for all persons performing any function of the agreement. The monthly schedule shall be submitted to the City.

The schedule shall show manpower, equipment and time during the day that the work is planned. The City will provide a form for the CONTRACTOR to use.

SIGNS

Street sweeping signs have been installed throughout the City. The CONTRACTOR shall schedule his/her work to be performed within the posted hours.

SWEEPING ROUTES

City shall provide CONTRACTOR with schedule and map delineating those districts within the City marked for sweeping Monday through Friday inclusive. All streets within the route map schedule must be swept whether it is a sign route or a non-posted route. The sweeping schedule shall be maintained unless a change therein is first approved in writing by the Director of Public Works and notice thereof given as hereinafter provided.

RESWEEPS

Should the CONTRACTOR sweep an area that is deemed by the City to be of poor quality, the CONTRACTOR shall be responsible for returning to that area and resweeping that area the same day.

Should the CONTRACTOR fail to sweep, the CONTRACTOR shall provide the City with documentation within twenty-four (24 hours) of the missed sweep and reasoning for failing.

to sweep an area. If a missed sweep is reported within the same day, the CONTRACTOR shall sweep the missed area on the same day, if operationally feasible.

OFFICE FOR INQUIRIES AND COMPLAINTS

The CONTRACTOR shall maintain an office at some fixed place and shall maintain telephone therein, listed in the telephone directory in his/her own name or in the file name by which he/she is commonly known, and shall at all times during the hours between 8:00 am and 5:00 pm of each working day have a full-time employee at said office for the answering of inquiries and for receiving complaints from the Director of Public Works. The telephone number of a designated employee available between 5:00 pm and 8:00 am for emergency calls and complaints shall be furnished the Director of Public Works. The CONTRACTOR shall maintain a written log of all complaints, the date thereof, and the action taken pursuant thereto or the reason for non-action. Such a log of complaints shall be open to the inspection of the Director of Public Works.

The CONTRACTOR shall make every reasonable effort to respond to complaints on the same day they are received and shall report to the Director of Public Works within twenty-four (24) hours as to the action taken concerning each complaint.

PUBLIC RELATIONS

CONTRACTOR is required to have radio-equipped street sweepers and a supervisor available by telephone on a 24-hour basis who is assigned to provide direction and prompt attention to requests from the City for emergency service. Response shall be within one hour after request is received.

CONTRACTOR shall, in person or through his/her agent, investigate any complaint, which may concern, or be involved in, the performance of the agreement. CONTRACTOR shall report to the Director of Public Works, or the designee, the following working day as to the action taken with reference to the complaint and, when necessary, complete the Service Request, which will remain on file at City Hall. Complaints received before noon shall be answered the same day; complaints received after noon shall be answered the following day.

BARRIERS

The CONTRACTOR shall provide all labor, materials and equipment to install barriers advising the public of hazards due to cleaning. Upon completion of the work, the CONTRACTOR shall promptly remove all signs and warning devices.

When performing work under this agreement, should the CONTRACTOR appear to be neglectful or negligent in furnishing warning and protective measures, the City may direct attention to the existence of a hazard. The necessary warning and protective ensures shall be furnished and installed by the CONTRACTOR, at the CONTRACTOR's expense.

POSSIBLE AREA CLOSURE

In the event any of the work area is unusable for any reason, including acts of nature or vandalism, the Director of Public Works may declare a closure of any portion of the work

area. The CONTRACTOR shall not be entitled to compensation for any portion of the work area closed by the Director of Public Works.

CITY OBSERVED HOLIDAYS/WORK RESPONSIBILITIES

Holiday	Month Observed
Independence Day	July
Labor Day	September
Veteran's Day	November
Thanksgiving Day	November
Day After Thanksgiving	November
Christmas Eve	December
Christmas Day	December
New Year's Eve	December
New Year's Day	January
Martin Luther King Day	January
President's Day	February
Memorial Day	May

SECTION 3. PERSONNEL AND SUPERVISION

PERSONNEL REQUIREMENTS

The CONTRACTOR shall use and furnish all labor necessary for the satisfactory performance for the work set forth in this agreement.

CONTRACTOR'S EMPLOYEE PERFORMANCE

The CONTRACTOR agrees to require his/her employees to present a neat appearance at all times while engaged in the performance of their duties. The employees shall also maintain good bearing and deportment toward the public. Should for any reason an employee be unsatisfactory in the opinion of the City, the CONTRACTOR, when notified in writing, shall cause that employee to be removed from the job and replaced by a satisfactory employee.

CONTRACTOR'S EMPLOYEE ATTIRE

The CONTRACTOR shall require each of his/her employees to adhere to a basic standard of working attire. This standard is a clean uniform with the CONTRACTOR's company name or insignia clearly visible, proper shoes, other gear as required by State Safety Regulations and proper wearing of the clothing. Shirts shall be worn at all times, buttoned and tucked in.

TYPICAL TASKS OF CONTRACTOR'S EMPLOYEES

The CONTRACTOR shall supply employees with the skills to perform various semi-skilled duties in connection with cleaning functions; cleaning rubbish and debris; operating a variety of hand and power tools; cleaning of public facilities, and operating light equipment.

KNOWLEDGE & ABILITIES OF CONTRACTOR'S EMPLOYEES

Employees must have the ability to use and maintain various tools, ability to perform heavy manual labor, ability to follow oral and written instructions.

SPECIAL SWEEPING ACTIVITY REQUIREMENTS

The CONTRACTOR if so requested by the Director of Public Works shall supply additional employees for additional sweeping or emergency sweeping. Any additional sweeping will be paid at a rate of $85.00 for a minimum of one hour. Any emergency sweeping will be paid at a rate of $150.00 for a minimum of one hour. Additional sweeping is any sweeping that is pre-approved and requested by the City for special events or activities. Emergency Sweeping is any sweeping during Saturday or Sunday that is requested by the City.

LEVEL OF SUPERVISION

The CONTRACTOR shall provide adequate supervision as to furnish proper surveillance of workmanship and adherence to the schedule by the employees performing the work. The field supervisor or his/her representative shall check with the Department of Public Works weekly as to (1) schedule of work, (2) complaints and (3) adequacy of performance. The CONTRACTOR shall submit such reports as the City may require insuring compliance with scheduled work. The Supervisor shall be in the City at least 20% of the time while work is in progress. The CONTRACTOR shall be penalized Two Hundred and Fifty Dollars ($250) per week for failing to have a supervisor in the City at least seven hours per week.

APPROVAL OF SUPERVISOR

The Supervisor shall be someone other than the labor type of employee provided in this agreement. The CONTRACTOR shall provide in writing to the City (before starting work under this agreement) the name of the Field Supervisor. After approval of the Field Supervisor, the CONTRACTOR may substitute another individual provided the CONTRACTOR makes a written request to the City and said request is approved. The Supervisor should have at least five years practical experience in supervision.

EMERGENCY TELEPHONE NUMBERS

The CONTRACTOR shall provide the City throughout the duration of this agreement at least two (2) telephone numbers of qualified persons who can be called anytime that the CONTRACTOR's representative is not immediately available at the job site. An emergency 24-hour number shall also be provided. The emergency number shall be to contact a representative of the CONTRACTOR who can take the necessary action required to alleviate an emergency condition.

INCLEMENT WEATHER

The CONTRACTOR shall contact the City for the determination of non-operational conditions. During inclement weather, the CONTRACTOR shall provide staffing for citywide debris removal and clean up if requested by the Public Works Director or designee. If sweeping does not occur on a given day, the CONTRACTOR shall credit the City for those hours. Any debris removal and clean-up above and beyond regularly scheduled sweeping will be charged at the rates stipulated in the "SPECIAL SWEEPING ACTIVITY REQUIREMENTS" section less any credit. Credit hours should be accounted for and reported in the monthly statement by the CONTRACTOR.

SECTION 4. EQUIPMENT AND MATERIALS

EQUIPMENT

Equipment and Use of Equipment. CONTRACTOR's street sweeping equipment shall meet the following requirements:

A. CONTRACTOR shall use street sweeping equipment in conformance with the highest standard of street sweeping. Sweeper speed and broom pattern shall be in accordance with manufacturer's recommendations. Sweepers at work shall not exceed the **maximum speed of 10 mph**; sweepers when driven shall have a maximum of the posted speed limit.

B. CONTRACTOR shall use such standard heavy street sweeping equipment as is necessary to clean the City streets of paper, dirt, rocks, leaves and debris.

C. CONTRACTOR shall maintain all equipment. It should be clean and in good mechanical condition, uniformly painted and numbered.

D. CONTRACTOR shall use equipment deemed acceptable by express written approval of the Director of Public Works. The North Redondo Bike Path shall be swept by a smaller sweeper unless otherwise approved in writing by the Public Works Director or their designee.

E. CONTRACTOR's equipment shall be subject to inspection by the Director of Public Works or Designee and upon notification in writing to the CONTRACTOR that any equipment does not comply with the standards herein, such equipment shall be removed from, service by the CONTRACTOR and not again so used until inspected and approved in writing by the Director of Public Works or Designee.

F. Sweeper must have a dual cutter broom.

VEHICLES

CONTRACTOR shall display the name of his/her firm on any vehicles used by the CONTRACTOR's employees to carry supplies and equipment. The firm name shall be in letters large enough to be easily legible from a distance of fifty (50) feet.

EQUIPMENT MAINTENANCE

All equipment used by the CONTRACTOR shall be kept in a neat and clean appearance. The equipment shall also be kept in top mechanical condition and properly adjusted, both from an operational standpoint and from a safety standpoint.

SAFETY LIGHTS

All vehicles shall be equipped with an operational rotating amber light when parked or used on public streets.

EQUIPMENT NOISE

City noise level requirements shall apply to all equipment on the project or related to the project including but not limited to trucks, or transient equipment that may or may not be owned by the CONTRACTOR. The use of loud sound signals shall be voided in favor of light warnings except those required by safety laws for the protection of the public or CONTRACTOR's personnel.

AIR POLLUTION

CONTRACTOR shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the agreement and shall not discharge smoke, dust or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority. All power sweeping equipment (including Strand Sweeper) must use alternative fuel in accordance with the South Coast Air Quality Management District Rule No. 1186.1.

MATERIALS TO BE PROVIDED BY CONTRACTOR

The CONTRACTOR at his/her own cost and expense shall furnish all necessary materials, and tools supplies of good quality and in the amounts necessary to fulfill this agreement and to accomplish an acceptable and professional level of cleaning.

SECTION 5. ITEMS OF WORK

AREA CLEANING

The cleaning work pertaining to the City of Redondo Beach has been organized into specific work activities and frequency schedules. The CONTRACTOR shall report to the Director of Public Works or his/her designee for resolution of any cleaning problems or concerns.

POWER SWEEPING

All streets and paved parking lots shall be swept according to the frequency schedule. Street sweepers shall be equipped to perform left and right hand-pick-up and shall at all times travel in a direction "with" traffic. Any sweeper shall have the capability of picking up broken glass.

SAND REMOVAL

When sand is blown into an agreement area on a regularly scheduled route the CONTRACTOR shall with due diligence remove the sand. The CONTRACTOR shall not be entitled to any extra compensation.

LITTER PICK UP

Litter pick up shall include the hand cleaning and removal of debris from an agreement area where the power sweeper is not effective, such as adjacent to traffic islands or medians and curb ways. Litter pick up shall be performed during the regularly scheduled sweeping.

Administrative Report

N.3., **File #** 26-0548 **Meeting Date:** 5/5/2026

To: **MAYOR AND CITY COUNCIL**

From: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE CITY'S UPDATED STRATEGIC PLAN INCLUDING THE THREE-YEAR PRIORITY AREAS, GOALS, AND TWELVE-MONTH OBJECTIVES

EXECUTIVE SUMMARY

On March 31, 2026, the City Council held a strategic planning session to discuss and update the City's Strategic Plan. At the session, the Mayor and City Council considered recent accomplishments, identified new strengths, weaknesses, opportunities, and threats (SWOT), evaluated and adjusted the previously established three-year priority areas, and listed specific goals and objectives for the upcoming 12-month period. It is recommended that the City Council review, modify as needed, and approve the Plan's updated three-year priority areas, goals, and 12-month objectives.

BACKGROUND

The City has been committed to a strategic planning process since 1998, a process that focuses staff resources on achievable policy goals and objectives set by the City Council. On February 17, 2026, the Council directed staff to pursue an abbreviated strategic planning process facilitated internally rather than through an outside consultant. The strategic planning session was hosted in the second-floor meeting room of the Main Library on March 31, 2026.

During the session, the Mayor and City Council discussed the City's prior accomplishments (recognizing 125 completed objectives and projects), evaluated and adjusted the previously established three-year goals, and identified the objectives for the upcoming 12-month period.

The three-year goals (2026-2029), which serve as the overarching framework for the Strategic Plan, were reviewed and updated. Items that were edited, or added, are identified below with asterisks:

Priority Area 1: Economic Vitality

- Goal 1.1 Enhance the Waterfront
- Goal 1.2: Revitalize Artesia Boulevard
- Goal 1.3: Position Redondo Beach as a Destination for Businesses Investment
- *Goal 1.4: Enhance the City's Fiscal Sustainability
- Future Goal 1.5: Revitalize the Pacific Coast Highway Corridor
- *Future Goal 1.6: Identify Efforts to Enhance Business Retention

- *Future Goal 1.7: Identify Programs that have Shown Success on Artesia Blvd. and Report on Steps to Implement them on PCH

Priority Area 2: Public Safety and Community Well-Being

- Goal 2.1 Implement Measure FP (Reconstruct City Fire and Police Facilities)
- Goal 2.2: Strengthen the City's Mental Health Response and Community Support Systems
- Goal 2.3: Further Enhance the City's Approach to Addressing Homelessness
- *Goal 2.4: Continue to Enhance Public Safety, Emergency Response, and Community Resilience

Priority Area 3: Infrastructure and Public Spaces

- *Goal 3.1: Rehabilitate City Roads, Critical Public Facilities, and Infrastructure
- Goal 3.2: Expand and Enhance Public Spaces, Amenities, and Programs
- Goal 3.3: Enhance Alternative Transportation Options
- Future Goal 3.4: Develop Long-Range Plans to Modernize City Facilities, Including the Public Works Yard and City Hall

Priority Area 4: Customer-Centered Service Delivery

- Goal 4.1: Improve Customer Service by Expanding the City's Use of Digital Tools and Online Services

Priority Area 5: Community Stewardship

- Goal 5.1: Advance Environmental Sustainability and Climate Resilience
- Goal 5.2: Preserve and Promote the City's Historic Resources and Neighborhood Character

The attached Strategic Plan reflects the City Council directives discussed at the strategic planning session. Input on the Priority Areas and goals was provided by members of the public who attended the session and a number of the City's Commissions. The objectives have been drafted to ensure that they are specific and quantifiable, identify the various Departments that will be responsible for their completion, and establish target execution dates.

The City's core values were not discussed at the strategic planning session and remain as follows:

Openness and Honesty
We welcome input from our employees and community. Our conduct, policies and programs reflect decisions made openly based on information that is easily accessible to all

Integrity, Ethics and Accountability
We demonstrate the moral character to do what is right, thus building trust and transparency while taking ownership for our decisions

Outstanding Customer Service
We are committed to providing proactive customer service that is responsive to the residents of Redondo Beach and exceeds expectations. We will engage with the community in a

respectful, approachable and sincere manner

Teamwork
We use communication, collaboration, and cooperation to work together while providing clear roles and expectations across the organization and in participation with the community

Excellence
We provide quality services beyond expectations. We inspire and empower innovative practices that set standards

Fiscal Responsibility
We are committed to careful stewardship of public funds and resources in a manner that ensures the sustainable provision of efficient and high-quality services desired by the community

Environmental Responsibility
We incorporate environmentally sustainable practices, policies, and programs and educate the public to preserve our quality of life for future generations

It is recommended that the City Council review, modify as needed, and approve the priority areas, revised three-year goals, and 12-month objectives in the attached draft Strategic Plan. Following Council adoption of the Strategic Plan, monthly progress reports will be provided to the public via an administrative report containing an updated Strategic Planning Matrix that highlights/comments on progress made throughout the preceding month.

COORDINATION
The City Manager's Office coordinated the Draft Strategic Planning Matrix with each City Department and will assist in tracking progress throughout the upcoming 12-month period.

FISCAL IMPACT
Funds for activities related to the preparation of the Strategic Plan are included in the City's annual budget. Funding requests needed to accomplish the objectives identified in the Strategic Plan will be presented to City Council for consideration on a base by case basis.

APPROVED BY:
Mike Witzansky, City Manager

ATTACHMENTS
- Proposed Strategic Planning Matrix - 12-Month Objectives Covering March 2026-March 2027 Planning Period
- Meeting Summary - March 31, 2026 City Council Strategic Planning Meeting Summary (Accomplishments and SWOT Update)
- Previous Strategic Planning Matrix - Covering June 2025 to March 2026 Planning Period

DRAFT Three-Year Priority Areas & 12-Month Objectives

March 2026 –March 2027

CM= City Manager **ATCM**=Assistant to City Manager **CD**=Community Development **CS**=Community Services **FD**=Fire Department **FS**=Financial Services **HR**=Human Resources **IT**=Information Technology **LIB**=Library **PD**=Police Department **PW**=Public Works **WED**=Waterfront and Economic Development **CA**=City Attorney **CC**=City Clerk **CT**=City Treasurer

Priority Area 1: Economic Vitality

Goal 1.1 Enhance the Waterfront

#	When	Who	Objectives	Done	On Target	Revised	Notes
1	By January 1, 2027	WED	Discuss options to attract a new tenant for the former Gold Gym's site and explore a potential land swap agreement to move the property out of the Tidelands Trust.				
2	By September 1, 2026	WED	Advance lease negotiations for the former Fun Factory site and identify a prospective leaseholder/operator for a Waterfront Market Hall.				
3	By February 1, 2027	WED	Provide Boat Launch application coordination with DBW as required, advance designs, consider Coastal Commission and CDP requirements, and report back to City Council the results of the City's funding request.				
4	By September 1, 2026	CS, PW	Finalize the design for Phase One of the Seaside Lagoon Reconstruction Project, complete the Coastal Development Permit application, submit it to the CA Coastal Commission, and advance construction drawings.				
5	By October 1, 2026	WED, CD	Complete the parking study related to adjusting the Local Coastal Program requirements for King Harbor Marina parking and present the results to the City Council.				
9	By March 1, 2027	FD, WED	Review and present to the City Council suggested updates to the City's Municipal Code pertaining to Harbor/Marine safety regulations.				
10	By January 1, 2027	WED	Advance lease negotiations for possible reinvestment in businesses on the Monstad Pier.				
11	By January 1, 2027	PW	Explore opportunities to demolish the existing structure on the Joe's Crab Shack site.				
12	By January 1, 2027	WED, CS	Provide a status report on efforts to enhance internal and external communications for Waterfront activities and events.				
13	By November 1, 2026	WED, CS	Work with the Harbor and Pier Associations to develop and improve Holiday Events in the Waterfront.				

Goal 1.2: Revitalize Artesia Boulevard

#	When	Who	Objectives	Done	On Target	Revised	Notes
14	By January 1, 2027	CS, PW	Continue implementation of the ARTesia Strategic Plan including selection of artists and artworks for eventual installation.				

15	By August 1, 2026	CD	Prepare a Land Use Element and Zoning Ordinance related to adjusting the FAR Ratio and implementing rooftop dining and property investment incentives along the Artesia/Aviation Corridor, complete the related Article XVII analysis, and prepare the item for inclusion as part of a fall election.				
16	By May 1, 2027	CD	Evaluate the effectiveness of eliminating commercial parking requirements along Artesia and Aviation Blvd. and present the results to the City Council.				
17	By May 1, 2027	CD	Utilize information from the AREAS Report to proactively seek investment on Artesia Blvd. by communicating vacancies to the business community.				

Goal 1.3: Position Redondo Beach as a Destination for Business Investment

#	When	Who	Objectives	Done	On Target	Revised	Notes
18	By May 1, 2027	CD	Prepare updates to the Municipal Code to improve the design and appearance of commercial signs and present them to the City Council for consideration along with options for a maintenance (blight prevention) ordinance to regulate storefront conditions.				
19	By May 1, 2027	MAYOR, CS, ATCM	Continue developing plans and activities for the 2026 World Cup and LA28 Olympics and seek input from the Youth Commission. .				
20	By October 1, 2026	CD, MAYOR+ COUNCIL SUBCOMM.	Present the findings from the AREAS study on identifying/recruiting new development and businesses to the Artesia and Aviation corridors to the City Council.				
21	By May 1, 2027	CD	Evaluate the current Land Use Tables and business permitting requirements in the Municipal Code and present options to the City Council to make the City more business friendly.				

Goal 1.4 Enhance the City's Fiscal Sustainability

22	By November 1, 2026	FS, CA, CT	Prepare a Ballot Measure for the March 2027 election to consider increasing the City's Transient Occupancy Rate.				
23	By November 1, 2026	CT, FS, CA	Review the City's UUT Ordinance and suggest possible updates in recognition of the outcome of the Disney vs. Santa Barbara case.				
24	By November 1, 2026	HR, FS, CA	Review and provide options to the City Council on possible adjustments to the City's General Liability Coverage and level of Self-Insured Retention.				
25	By February 1, 2027	PW	Review and provide updates to the City's Vehicle Replacement Policy/Program.				
26	By January 1, 2027	FS, CT	Develop a streamlined process and structure to assess/collect business licenses fees from periodic special event vendors.				
27	By January 1, 2027	CD	Complete a DIF Study to establish a nexus between the cost of future facilities, vehicles, and equipment required by new growth and fees charged by the City.				
28	By May 1, 2027	FIN, CD	Review and enhance collection procedures to establish and enforce penalties for late payments to the City.				

Future Goal 1.5: Revitalize the Pacific Coast Highway Corridor

Future Goal 1.6: Identify efforts to enhance business retention
Future Goal 1.7: Identify programs that have shown success on Artesia and report on steps to implement them on PCH

Priority Area 2: Public Safety and Community Well-Being

Goal 2.1 Implement Measure FP (Reconstruct City Fire and Police Facilities)

#	When	Who	Objectives	Done	On Target	Revised	Notes
29	By September 1, 2026	ATCM	Continue Measure FP implementation, including securing a Design-Build Entity for both Fire and Police Facility replacement.				
30	By January 1, 2027	FS, ATCM, PW, IT, PD, FD, CT	Work with the City's Municipal Financial Advisor to issue bonds to design and construct the projects included in Measure FP.				
31	By January 1, 2027	ATCM, CA	Prepare the selection guidelines and resolution to form a Citizens Oversight Committee to review bond-related expenditures.				
32	By June 25, 2026	PW, PD, ATCM	Advance conceptual schematic designs for the Police Shooting Range to enhance construction readiness and prepare/submit the application for the 2026 DCIP funding cycle.				

Goal 2.2: Strengthen the City's Mental Health Response and Community Support Systems

#	When	Who	Objectives	Done	On Target	Revised	Notes
33	By January 1, 2027	CA, FD, PD	Explore grant funding opportunities to continue deployment of a mental health clinician to provide targeted response to mental health-related incidents in the City.				

Goal 2.3: Further Enhance the City's Approach to Addressing Homelessness

#	When	Who	Objectives	Done	On Target	Revised	Notes
34	By September 1, 2026	PW, CA	Pursue funding to complete construction of the pallet shelter expansion project and revise plans to fit the project scope within available budget.				
35	By May 1, 2027	CS	Administer the updated Administrative Plan for family supportive housing as approved, update the waiting list process as directed by Council, and continue working with the County to identify family- and youth-supportive services and programs.				
36	By May 1, 2027	CS	Administer the Foster Youth voucher program in partnership with the County.				
37	By May 1, 2027	CA	Pursue grant funding opportunities to procure permanent family housing to expand the City's supportive housing options.				

Goal 2.4: Continue to Enhance Public Safety, Emergency Response, and Community Resilience

#	When	Who	Objectives	Done	On Target	Revised	Notes
38	By August 1, 2026	PD	Update the City's Drone First Responder agreement with Aerodome after the company obtains the FAA certificate waiver for autonomous drone use.				
39	By July 1, 2026	FD, ACTM	Complete and transmit the quote for the provision of Fire, Paramedic and Emergency Response Services for the City of Hermosa Beach.				
40	By November 1, 2026	PD	Provide a report on the City traffic enforcement efforts, including E-Bikes, Truck Routes, Speeding/Stop Signs and Loud Vehicles.				

Priority Area 3: Infrastructure and Public Spaces

Goal 3.1: Rehabilitate City Roads, Critical Public Facilities, and Infrastructure

#	When	Who	Objectives	Done	On Target	Revised	Notes
41	By January 1, 2027	PW	Procure and implement a facilities management software system and prepare an RFP to complete a facilities inventory and assessment.				
42	By January 1, 2027	PW	Prepare a report to consider lane repurposing and corridor improvements for Catalina Ave., north of Pearl Street, as part of the City's Street Rehabilitation Program.				
43	By May 1, 2027	PW, CD	Identify options to improve utility line maintenance and encourage undergrounding as part of new development.				
44	By December 1, 2027	ATCM	Provide a status report on internal efforts to improve contract development and review the City's template RFP&B docs to identify opportunities to enhance (scope of work) expectations of vendors.				

Goal 3.2: Expand and Enhance Public Spaces, Amenities, and Programs

#	When	Who	Objectives	Done	On Target	Revised	Notes
45	By January 1, 2027	CS, PW	Execute the Wilderness Park Master Plan according to available funding and identify goals for the next phase of project improvements.				
46	By October 1, 2026	CS, PW	Complete procurement and installation of the Franklin Park all-abilities playground equipment.				
47	By January 1, 2027	CS, PW	Complete the layout design and procure three historic information signs for installation at Ito Park and provide a report to the Public Amenities Commission to develop a Plan for the next phase of improvements to Ito Park.				
48	By May 1, 2027	CS	Continue to develop programming for the Perry Park Teen Center in conjunction with the Youth Commission and teen facility users.				
49	By October 1, 2026	CM, ATCM, FS	Work with RBUSD to prepare property descriptions and subdivision map applications for new Anderson Park Senior Center and Alta Vista Park parcels.				
50	By October 1, 2026	ATCM	Prepare a Request for Information to solicit local businesses to evaluate possible logo use and the costs for marketing and production and the potential for design proficiency.				
51	By May 1, 2027	CS, ATCM	Seek future funding opportunities for further improvements to the Herondo Open Space area and Seaside Lagoon.				
52	By December 1, 2026	CS, PW	Advance efforts to develop the Aviation Park Pickleball facility and explore potential time-efficient procurement/construction methods along with opportunities to cultivate public/private partnerships.				

Goal 3.3: Enhance Alternative Transportation Options

#	When	Who	Objectives	Done	On Target	Revised	Notes

53	By January 1, 2027	PW	Complete construction and hold a ribbon cutting for the City's Local Travel Network (LTN) Project.				
54	By April 1, 2027	PW	Prepare conceptual design alternatives for bike lane repainting to enhance bicycle safety on Redondo Beach/Vail Avenues and present a report to the City Council.				
55	By January 1, 2027	PW	Continue design development of plans for the Metro Active Transportation (MAT) Project (Redondo Beach Blvd Corridor) and present the 60% design for the active transportation and micro-mobility projects to the PWSS Commission.				
56	By January 1, 2027	PW	Present conceptual design alternatives for Catalina Ave, through Riviera Village, to the PWSS Commission and City Council, including the possible addition of structured parking in the Riviera Village and the implementation of a longer-term outdoor dining program.				
57	By May 1, 2027	PW	Collaborate with Hermosa Beach on a Parking Study and the potential for new Bike Lanes on Aviation Blvd.				
58	By April 1, 2027	PW	Provide a progress report on Bicycle Master Plan implementation and continue to pursue collaboration with surrounding cities.				
Future Goal 3.4: Develop Long-Range Plans to Modernize City Facilities, Including the Public Works Yard and City Hall							

Priority Area 4: Customer-Centered Service Delivery

Goal 4.1: Improve Customer Service by Expanding the City's Use of Digital Tools and Online Services

#	When	Who	Objectives	Done	On Target	Revised	Notes
59	August 1, 2026	CC, IT, ATCM	Complete implementation of the new Agenda Management System to streamline internal operations and allow for enhanced agenda forecasting.				
60	By May 1, 2027	CC, IT	Initiate a pilot program to scan and archive City records for the Fire Department and, with future funding, expand the program to other City Departments.				
61	By October 1, 2026	CC, IT	Procure and implement a software solution to enhance workflow and reduce the burden of public records requests.				
62	By January 1, 2027	IT, ATCM	Utilize the Communication Team's efforts to improve information included on the City website and continue evaluating tools to enhance the global search function through approved artificial intelligence tools.				
63	By January 1, 2027	ATCM	Provide a report on efforts of the Communications Team to consolidate information and increase visibility for local events and to coordinate the communication of key calendar events on the City website and through other means.				
64	By May 1, 2027	IT	Develop an AI Strategic Plan to guide use by City officials (staff and elected) and provide a report on how AI tools can be utilized to promote productivity.				

Priority Area 5: Community Stewardship

Goal 5.1: Advance Environmental Sustainability and Climate Resilience

#	When	Who	Objectives	Done	On Target	Revised	
65	By April 1, 2027	PW	Hire a consultant to study and update the City's Sewer System Management Plan and complete the first phase of CCTV inspection to prepare a condition assessment of the sewer system.				
66	By May 1, 2027	WED	Initiate a California Coastal Commission grant-funded effort to update the City's Local Coastal Program and complete a sea level rise vulnerability assessment.				
67	By May 1, 2027	PW	Provide a report on City tree wells and their availability for planting, and develop a mechanism to record trees planted on private property.				

Goal 5.2: Preserve and Promote the City's Historic Resources and Neighborhood Character

#	When	Who	Objectives	Done	On Target	Revised	Notes
68	By January 1, 2027	CD, CA	Prepare a report for the City Council on cost/time-effective ways to update the City's Historic Resources List while maintaining a voluntary, consent-based, Historic Resources Program.				
69	By May 1, 2027	CD	Research potential changes to the City's Zoning Ordinance that would increase flexibility for parking regulations in Riviera Village and secure preferred uses for properties in the Village as well as other vital economic corridors, such as Pacific Coast Highway.				
70	By September 1, 2026	CS, CM, MAYOR, CC	Create a Mayor and City Council subcommittee to develop a City Park and City Facility renaming policy.				

REDONDO BEACH

Strategic Planning Session Summary

Accomplishments from the Previous Ten Months

1. Opening of the Lower Pond at Wilderness Park
2. Progress on Seaside Lagoon design
3. Advancement of the Boat Ramp design and grant application
4. Herondo Open Space
5. Smoke Shop Regulatory Ordinance in Place
6. Responsive and productive Staff
7. Numerous Ribbon Cuttings for new businesses
8. Business growth going well
9. Harbor and Waterfront Events raising visibility for the City
10. Perry Park Teen Center reopening with robust programs
11. Senior Lunch Program expansion
12. Artesia Blvd left turn pocket at Rindge
13. Traffic Signals replaced on Artesia Blvd.
14. Two blocks of grant Ave repaved, bike lanes with buffers
15. New fencing on Grant Ave
16. North Redondo Beach Bike Path extension
17. Veterans Park Historic Library improvements
18. Dominguez Park playground rebuilt
19. Franklin Park all-abilities playground design completed
20. New business/events in Harbor, In n' Out, Water Polo event
21. Expanding Public Safety ACR Team, Unhoused/Housed
22. Moving forward with Measure FP
23. Significant changes in Planning and Building, project throughput improved
24. Economic development along Artesia and Waterfront
25. Event Attraction to the Waterfront
26. Planning for improvements on Diamond Street near the High School
27. Movement forward on AACAP
28. Public Art in the Harbor and ARTesia corridor
29. Graffiti clean-up contractor has been successfully dealing with reported issues
30. Pickleball Courts opened at Alta Vista
31. Truck route signage and enforcement
32. South Bay Regional Housing Trust
33. Police and Fire near full staffing, seamless transition to new Police Chief
34. AACAP Department Procedures-Development/Parking/Rooftop Dining Regulations
35. Implemented electronic permitting system in Community Development allowing for tracking of more detailed performance metrics
36. General Plan update – Land Use Element, addressed public institutional FAR and historic preservation
37. Veterans Park Historic Library – contract with Made By Meg and obtaining a grant for $1M ADA improvement
38. Finalized a contract with the County to assist in housing Foster Youth
39. Housing element – in response to recent court decision, made amendment to work with State HCD with docs ready for certification
40. Portofino Sewer Pump Station Replacement

41. Replaced roofs on 3 public facilities – Wilderness Park Community Center, Veterans Park Historic Library, restrooms, and senior center
42. Replaced PAC Chiller
43. Response times for filling potholes for the Public Works Operations Team is less than 24 hours
44. Monthly Investment Reporting, Quarterly Reporting to Council and Budget and Finance Commission
45. Reviewed the City Investment Policy
46. Advisory Partner meetings, reinvest, improve cashflow, coordinate with City Finance Team
47. Charter amendment - revamp City Treasurer's duties and qualifications
48. Great Cooperation working with other City Departments
49. Adopted two 2 MOUs with Police Officer's Assn. and Police Mgmt. Unit
50. Perfect score on Liability Claims Audit
51. Processed 7,800 applications for employment, 163 new hires
52. Reviewing over 750 Certificates of Insurance for contracts, permits, special events, etc.
53. 50-80 open recruitment at any time
54. Measure FP–received 7 RFQ/P responses for Fire 6 RFQ/P responses Police
55. Further consolidated Board and Commission structure
56. Extended Immediate Consumption Ordinance to coastal businesses
57. Internal Communication Team Reboot and Improvement, Website
58. Certified by Meta for the City's Instagram and Facebook profiles
59. Contract Management Training for Contract Process, partner with the CAO for Quarterly and Annual Training
60. Procurement Process: reviewing policies and procedures
61. Supporting the Subcommittee Crossing Guard
62. Supporting the Olympics/Large Event Task Force
63. Trademark process for the City Logo, moving toward RFI
64. Express Hours at North Branch Library (70 current users, growing)
65. Most successful Summer Reading Program to date – over 2,000 individuals signed up
66. Record breaking attendance at the libraries post-Covid: 200,000 visitors, 300,000 articles circulated, over 5,000 library cards, new library card with new logo
67. Fully Staffed Fire Department, Cadet Program, mentoring Veterans locally
68. Fire inspection program, great feedback from community
69. Training and revenue generation, agreements with local colleges, reimbursement for training, up to $220,000 annually
70. Invested in wellness for firefighters
71. Technology: Implemented FirstDue, aggregates hydrants, training, call response tracking and improvement. Pre-incident information
72. Continued to build and improve upon performance metrics for the Fire Department, which are better than national standard for city response times
73. Employees give us our fighting edge
74. Harbor Master installed and overseeing the Harbor
75. Smooth transition to new Police Chief
76. 4 Police promotions: 2 Captains,

1 Lieutenant, 1 Sergeant

77. 30 new employees, 2 new K9s
78. Responded to 56,000 calls for service, 1,700 emergency medical dispatch assistance
79. Investigated over 600 felony criminal cases with 250 filings
80. $800,000 in grants: barricades, ALPR, DUI Enforcement, E-Bike Enforcement, Homeless Task Force
81. City Attorney's Office Completed over 600 requests from staff
82. 40 active litigations, resolved 17 in 2025, 5 resolved in 2026: 1 where plaintiff seeking $120M
83. 3 trainings- contract training handbook
84. 1,530 criminal cases, 16 set for trial, of the 16, 14 resolved before jury deliberated, the other 2 resulted in guilty verdicts
85. Argued 67 motions, does not include Hermosa Beach cases
86. 38 homeless court cases, 23 graduates in 2025, 7 graduates in 2026, with a 77% attendance rate
87. Lila Omura honored as Supervisor Holly Mitchell's Woman of the Year, Helped 122 people get off the street in 2025 and 34 additional individuals in Jan/Feb 2026
88. Received grants from Congressman Lieu and SBCCOG to support homeless efforts
89. Metro Greenline Extension routed down Hawthorne, not the Right of Way
90. Adopted Coyote Management Plan
91. Waterfront commercial spaces are nearly fully occupied. Looking at long-term vacancies
92. Awarded grants: $500,000 from coastal commission to update LCP, $1.3M from HUD to upgrade Basin 3 dock infrastructure
93. Partnership with DBW SAVE Abandoned and Surrendered vessels in our Marinas. Recently received an additional $125k
94. Opened courtesy dock in the waterfront in Basin 3
95. Executed Option Agreement with Marine Mammal Care Center
96. Improvements to Marina parking lot and increase in parking revenue
97. Port Royal Marina Lease Agreement
98. Parking analysis and study at the Marina
99. Measure FP Procurement and Bond Financing Team
100. Laid groundwork for elements that will appear on next year's budget, including TOT and UUT
101. Financial Services almost Fully staffed, Assistant Finance Director and Senior Accountants added a great deal of accounting experience
102. Enhance grant management and capital assets management. Get and spend money effectively
103. Getting audit calendar back on schedule
104. Electronic workflow and document storage
105. New Video Camera platform and policy
106. AI Policy and AI ChatBot Implemented on the City website triggering web content review
107. Selected a new Public Records Request software, to be presented to City Council
108. Access Redondo Upgrade, entering User Acceptance Testing
109. One of four cities to receive MIASC Achievement Award for Best IT Practices and will also receive the Tyler Excellence award
110. Expanded Wifi access at pallet shelter
111. Updated Municipal Code for Commissioners

112. Hired a new Assistant City Clerk
113. Training for One Meeting, the new agenda management platform
114. Carried out the first Rank Choice Voting Election in Los Angeles County
115. Destroyed over 1,000 boxes of files based on retention schedule
116. Surviving a deluge of Public Record Act Requests
117. Implementation of City Logo by Departments
118. Native Garden in the City Hall Courtyard
119. Beach Cities Transit was responsive to youth needs for public transit service
120. Redondo Beach has become a sanctuary in an acrimonious world
121. Enthusiasm of Mayor and Council to do the work
122. Brought in over $600,000 in one-time funding
123. Hired full time Social Media Content Creator
124. Strong staff effort on the Cannabis Ordinance and Survey
125. Fast-tracked the approval of the North Redondo Beach Farmers Market

Abbreviated SWOT Analysis

Strengths	Weaknesses
• Unified Council	• No Additional Items Identified
Opportunities	**Threats**
• No Additional Items Identified	• Revenue forecasting and unpredictable economy • Macroeconomic environment is not conducive to the types of Economic Development we would like to see in the City and on Artesia

Three-Year Priority Areas & 10-Month Objectives

June 2025 – March 2026

CM= City Manager **ATCM**=Assistant to City Manager **CD**=Community Development **CS**=Community Services **FD**=Fire Department **FS**=Financial Services **HR**=Human Resources **IT**=Information Technology **LIB**=Library **PD**=Police Department **PW**=Public Works **WED**=Waterfront and Economic Development **CA**=City Attorney **CC**=City Clerk **CT**=City Treasurer

Priority Area 1: Economic Vitality

Goal 1.1 Enhance the Waterfront

#	When	Who	Objectives	Done	On Target	Revised	Notes
1	March 1, 2026	WED, PW	Investigate the options and costs associated with improving the Pier Parking Structure to allow for redevelopment.			X	***This item will be considered during the development of the FY 2026-27 CIP.***
2	July 15, 2025	WED	Identify strategies to proactively market and lease the identified commercial opportunity sites in the Harbor and Pier area.	X			Staff appeared before the City Council during the July 8 and August 12 closed session agendas to discuss the strategies.
3	September 1, 2025	WED	Complete the pre-design engineering studies needed to construct the new public boat launch and present the results to the City Council for review.	X			Pre-design studies have been completed, and staff met with each Councilmember during the weeks of September 8 and September 15, to present the findings.
4	December 31, 2025	WED, PW, ***CS***	Complete the entitlement approval process for all phases of the Seaside Lagoon Rehabilitation Project and complete the plans and specifications for Phase 1 of the project needed for the Coastal Development Permit.			***X***	***WED and CS have worked with the design consultant to update construction cost estimates and determine what can be built with current project funding. An item recommending the proposed Phase One scope of construction will be presented to City Council in April for discussion and consideration of approval.***
5	October 1, 2025	WED, CD	Identify the process and cost to consider adjusting the Local Coastal Program requirements for King Harbor Marina parking.	X			Staff prepared a discussion item for City Council consideration on November 4, 2025. Direction was given to prepare the parking analysis needed to consider modifying the LCP requirements.
6	March 1, 2026	FD, PD, CA, WED	Research policy options and prepare a draft Safety Ordinance for rental watercraft in King Harbor.			X	***This item will be recommended for carryover in the new Strategic Plan as part of a broader FD review of marine safety requirements.***
7	September 1, 2025	WED	Complete consideration of the preliminary Marine Mammal Center/Waterfront Education Center Property Use and Fundraising Agreement.	***X***			***The Option Agreement was approved by City Council and MMCC in March.***
8	October 1, 2025	WED, FD	Present a report to the City Council comparing the City's harbor/marine management operating model/organizational structure to others.			X	Staff anticipates presenting this item to Council in summer of 2026
9	October 1, 2025	WED	Prepare a report to discuss the options and process to remove the former Gold's Gym site from the Harbor Tidelands.			X	Staff anticipates bringing this as a Closed Session item in summer of 2026.

Goal 1.2: Revitalize Artesia Boulevard

#	When	Who	Objectives	Done	On Target	Revised	Notes
10	October 1, 2025	CD	Complete the policy discussions for adjusting the FAR Ratio and implementing property investment incentives along the Artesia/Aviation Corridor, in conjunction with the General Plan Phase 2 Update.	X			The policy discussion was held by the City Council on August 5, 2025. The Council directed staff to prepare an ordinance allowing up to 1.5 FAR along Artesia/Aviation.
11	September 1, 2025	CD	Provide a report to the City Council detailing the impact the changes made to Artesia Blvd parking regulations are having on business reinvestment in the area.	X			On August 5, the City Council directed staff to prepare an ordinance that would eliminate commercial parking requirements along Artesia. The draft ordinance will be reviewed by the Planning Commission in September and will return to City Council for consideration of adoption in late October.
12	December 31, 2025	CS, WED, PW	Provide a status report on the public art procurement effort on Artesia Blvd. by the City's newly-hired art consultant.	X			The ARTesia Strategic Plan was presented to and approved by Council on December 16, 2025.
13	October 1, 2025	CD	Provide a report to the City Council on the process to study and consider implementing rooftop dining; lot merger incentives that would encourage property reinvestment/revitalization; and options to enhance the quality of business signage along the boulevards.			X	***A draft ordinance was presented to City Council for preliminary feedback on January 6, 2026. The Draft Ordinance was reviewed by the Planning Commission on February 19, 2026. The Commission's recommendations were presented to the City Council on March 10, 2026. Staff is now preparing the Ordinance for consideration of adoption in June 2026.***

Goal 1.3: Position Redondo Beach as a Destination for Business Investment

#	When	Who	Objectives	Done	On Target	Revised	Notes
14	November 1, 2025	WED, CD, ATCM, MAYOR+ COUNCIL SUBCOMM.	Convene an Economic Development Working Group to help recruit/retain businesses and assist staff in identifying and analyzing conditions/regulations/processes that exist in the City that may impede business reinvestment and report the preliminary results to the City Council.	X			An Economic Development Subcommittee met with two commercial development teams on four occasions to tour Artesia Blvd, the Waterfront, and PCH. Staff are currently working on a contract with a prospective third-party consultant to perform a void analysis along Artesia Blvd to identify desirable uses that generate foot and vehicle traffic. The consultant would also catalog parcel owners with contact information at key nodes, promote parcel assemblage, and contact owners to discuss new development standard regulations meant to promote redevelopment. The agreement with AREAS was approved by City Council in early December. The results of AREAS' information gathering will be reviewed by the subcommittee and presented to the City Council when complete.
15	December 31, 2025	CD, WED	Support proactive development in the City with a focus on business retention and enhancing marketing efforts and outreach to potential businesses and provide a report to the City Council on the status of these efforts.	X			A report of the City's economic development efforts will be provided with the above recommended agreement.

16	March 1, 2026	MAYOR, WED, CD, ATCM, ***CS***	Create a Major Events working group to pursue opportunities and attract activities associated with the 2026 World Cup and LA28 Olympics, as appropriate.	X			Following the official launch of the marketing website on November 4, 2025, staff is developing plans and activities for next year.
Future Goal 1.4: Revitalize the Pacific Coast Highway Corridor							

Priority Area 2: Public Safety and Community Well-Being

Goal 2.1 Implement Measure FP (Reconstruct City Fire and Police Facilities)

#	When	Who	Objectives	Done	On Target	Revised	Notes
17	August 1, 2025	ATCM	Complete selection of the firm to serve as the City's Owner's Representative and Bond Program Manager and present the contract to City Council for consideration of approval.	X			***Based on feedback from interested design-build entities, the deadline for the Progressive Design Bild RFQ/P response was pushed back to March 25, 2026.***
18	March 1, 2026	FIN, ATCM, PW, IT, PD, FD, CT	Following selection of the Owner's Representative and Bond Program Manager, work with the City's Municipal Financial Advisor to develop a strategy to appropriately time the City's bond issuance to complete the projects included in Measure FP.			X	PRAG is standing by to advise the City as the funding needs and project schedule are developed in the Strategic Planning phase of Measure FP implementation.
19	March 1, 2026	ATCM, CA	Prepare the selection guidelines and resolution to form a Citizens Oversight Committee to review bond-related expenditures.			X	Staff held a preliminary meeting with the City's Bond Team on January 16, including the Municipal Advisor and Bond Disclosure Council. Bond Issuance is not expected until late 2026. Staff anticipates establishing the Bond Oversight Committee in Q3/4 of this year.
20	July 1, 2025	PW, PD	Complete the studies/design work needed to prepare the federal grant application for funding to replace the City's Police Shooting Range and engage appropriate outside/partnership agencies, pending release of the notice of funding opportunity.	X			***Staff is working with an outside firm to assist in the resubmission process and the City Council approved a contract with McClaren, Wilson & Lawrie on March 17, 2026 to advance the preliminary design documentation submitted as part of last year's grant application.***

Goal 2.2: Strengthen the City's Mental Health Response and Community Support Systems

#	When	Who	Objectives	Done	On Target	Revised	Notes
21	September 1, 2025	CA, FD, PD	Present a report to the City Council on the City's efforts to utilize grant funding to hire/procure a mental health clinician to provide targeted response to mental health-related incidents in the City.	X			The report was presented to the City Council on September 2, followed by approval of an agreement with Clear on September 9. On October 7, 2025, the City Council also approved an agreement with HERO to provide consultation services and deploy a weekend pilot team
22	August 1, 2025	CA, FD, PD	Explore partnership with Hermosa Beach that would pool resources to enhance the City's ability to respond to mental health issues.	X			The City of Hermosa Beach has agreed to Partner with the City to improve the City's ability to respond to mental health issues.

Goal 2.3: Further Enhance the City's Approach to Addressing Homelessness

#	When	Who	Objectives	Done	On Target	Revised	Notes
23	March 1, 2026	PW, CA	Complete construction of the pallet shelter expansion project.			***X***	A bid opening occurred on November 5, 2025 and all bids exceeded budget by a wide margin. Additionally, the apparent low bid was protested. ***Staff is value engineering the project to fit the scope of construction within current budget. Additionally, the City Attorney's Office is seeking more grant funding to help close the gap.***

24	March 1, 2026	CS	Explore options to secure funding to support family supportive housing and report back to the City Council.	***X***			***As part of the approved, updated Administrative Plan, there are preferences for families, who will be prioritized when pulled off the waiting list. Additionally, the Housing Authority has successfully partnered with the County to administer the Foster Youth initiative.***
25	August 1, 2025	CS	Develop a program to implement foster youth vouchers and report back to the City Council.	X			The Housing Authority approved the program agreement with Department of Children and Family Services at the June 17, 2025 Council meeting.

Goal 2.4: Continue to Leverage Technology to Enhance Public Safety, Emergency Response, and Community Resilience

#	When	Who	Objectives	Done	On Target	Revised	Notes
26	March 1, 2026	PD	Update the City's Drone First Responder agreement with Aerodome after the company obtains the FAA certificate waiver for autonomous drone use.		X		The FAA autonomous waiver has been acquired. The Police Department is identifying funding for the agreement's amended cost.
27	October 31, 2025	IT, PD	Investigate options to modernize the City video camera platform and consolidate existing systems.	***X***			***Staff presented the updated policy at the March 3, 2026 City Council meeting.***
28	February 1, 2026	FD, IT	Complete additional research on the functionality and costs associated with implementing the Tablet Command Application for the Fire Department.	***X***			***City staff entered negotiations with Tablet Command and found their terms of service unacceptable for the classification of data that would be entered into the system. Tablet Command was unwilling to negotiate further.***

Priority Area 3: Infrastructure and Public Spaces

Goal 3.1: Rehabilitate City Roads and Critical Public Facilities

#	When	Who	Objectives	Done	On Target	Revised	Notes
29	December 31, 2025	PW	Identify the cost and process to inventory the condition of City facilities for future implementation of an asset management system.			X	Staff is exploring software providers and pricing and expects to procure a software package in FY 2026-27. A Facilities Assessment will need to be funded in FY 2026-27 or beyond.
30	December 1, 2025	PW, ATCM	Pursue grant funding for energy-related infrastructure improvements.		X		Staff continues to explore opportunities to secure grant funding.
31	March 1, 2026	PW	Research and provide a report to Council on the options to enhance the City's Street rehabilitation program.	***X***			***Options were presented as part of the FY 2025-26 budget cycle as BRR #23.***

Goal 3.2: Expand and Enhance Public Spaces, Amenities, and Programs

#	When	Who	Objectives	Done	On Target	Revised	Notes
32	April 1, 2026	CS, PW	Execute the Wilderness Park Master Plan as funded.		X		***The ribbon cutting for the Lower Pond was held on March 19, 2026. Staff will assess the remaining CIP funds and determine next steps for execution of the Master Plan.***
33	October 1, 2025	CS, PW	Complete conceptual design of the Franklin Park playground improvements.	X			The Franklin Park All-Abilities Playground Working Group held meetings from June through September 2025. Council approved the proposed design on December 2, 2025 and requested additional amenities. Staff has worked with the playground design company to determine if additional amenities are feasible, and what cost impacts these would have. Staff received final design and costs on January 26, 2026, and has begun preparing the contract for Council consideration.
34	November 1, 2025	CS/PW	Explore options to add signage to Ito Park that draws inspiration from signage found in America's National Parks.	***X***			***Staff received information from Public Amenities Commissioners regarding signage language used by the FDR Presidential Museum and subsequently contacted the Museum for additional information. The City has been granted permission to replicate the historical content for usage on signs. Staff acquired quotes from three sign production companies and identified the most appropriate vendor. Language for the Ito Park signage is being finalized with the assistance of the Bringing History to the Community subcommittee of the Public Amenities Commission. Installation is anticipated in May 2026.***

35	December 31, 2025	CS	Enhance available programming in the City's Teen Center.	X			Staff presented an update to Council on Teen Center operations and programming on January 6, 2026.
36	November 1, 2025	CM, ATCM, FS	Provide a report on the status of negotiations with RBUSD regarding shared service and facility agreements.	X			The most recent negotiation update was provided to City Council in October. An additional update is scheduled for closed session on November 18, 2025.
37	January 1, 2026	ATCM	Research and provide Council with a report regarding the next steps to implement a licensing agreement to produce and market City-branded apparel using the updated City logo.	X			Staff presented this item at the February 10, 2026 City Council Meeting and received follow up direction.
38	October 1, 2025	ATCM	Prepare a report for Council to discuss the process and cost associated with updating the City flag with the new logo and also incorporating the logo on other City-maintained flags and banners.	X			Staff presented the report at the October 7, 2025, City Council meeting.

Goal 3.3: Enhance Alternative Transportation Options

#	When	Who	Objectives	Done	On Target	Revised	Notes
39	January 1, 2026	PW	Award the construction contract to implement the City's Local Travel Network (LTN).	X			The project was advertised for bidding on September 18, 2025 and the bid opening was scheduled for October 16, 2025. No bids were received. Council awarded a change order to an existing contractor on December 9, 2025 to have this work done with expected completion in July 2026.
40	December 1, 2025	PW	Develop a strategy to deploy available funding for bike lane repainting to enhance bicycle safety and provide a report on the status of the City's implementation of the Bicycle Master Plan.	X			An agenda item was presented to the City Council on December 2, 2025
41	December 1, 2025	PW	Provide a report to the City Council on the status of the City's active transportation and micro-mobility projects included in the CIP.	X			An agenda item was presented to the City Council on December 2, 2025
42	February 1, 2026	CS	Analyze BCT routes and determine if there are other route options that could enhance youth ridership.	***X***			***The item was presented to the City Council for discussion on March 10, 2026.***

Future Goal 3.4: Develop Long-Range Plans to Modernize City Facilities, Including the Public Works Yard and City Hall

Priority Area 4: Customer-Centered Service Delivery

Goal 4.1: Improve Customer Service by Expanding the City's Use of Digital Tools and Online Services

#	When	Who	Objectives	Done	On Target	Revised	Notes
43	January 1, 2026	CC, IT	Work with Departments to determine the records and processes that can be digitized in order to improve operations and meet retention and disposition requirements. Develop a plan to digitize City records, make them more easily accessible to the public, and provide a progress report to the City Council.	X			Staff presented an update to the City Council on February 3, 2026. While the targeted goals for the FY 2025-26 have been met, this is an ongoing project which will continue for several years.
44	March 1, 2026	CC, IT	Research software options to improve the workflow for public records act requests.		X		***Staff has resumed negotiations with Just FOIA and plans to bring an agreement for council consideration in April 2026.***
45	February 1, 2026	CC, IT, ATCM	Complete implementation of the new Agenda Management System to streamline internal operations and provide for enhanced agenda forecasting.			***X***	***The implementation of the new Agenda Management System is underway with go-live scheduled for July of 2026.***
46	September 1, 2025	IT, ATCM	Develop a plan to prioritize and implement new online processes to improve the functionality of the City website and enhance service delivery, including the possible use of AI.	X			A task force has been created to update the City's web site in an effort to provide more accurate results for the chat bot to learn.
47	March 1, 2026	IT, ATCM	Implement the Access Redondo App update and make it easier for community members to submit customer requests.			***X***	***The system is tentatively scheduled to complete user acceptance testing mid-April 2026.***

Priority Area 5: Community Stewardship

Goal 5.1: Advance Environmental Sustainability and Climate Resilience

#	When	Who	Objectives	Done	On Target	Revised	

48	November 1, 2025	PW	Inventory the City's tree canopy and present a discussion item to the City Council to determine the best strategies to enhance the tree canopy in the future.	X			Staff presented this item to the Public Works and Sustainability Commission in September 2025 and to the City Council on December 9, 2025. Focus will be on City Trees and providing improved and customer friendly access to educational materials.
49	January 1, 2026	PW	Select and hire a consultant needed to study and update the City's Sewer System Management Plan.	X			A contract amendment was approved on July 15, 2025. The SSMP will be presented to Council by June 2026.
50	February 1, 2026	ATCM, PW	Continue to advance efforts to install additional EV charging stations throughout the City.	X			On October 7, 2025 the City Council approved a CFA Grant Agreement for $250,000 of charging equipment for electrical vehicles. An additional Grant from SCE to provide charging infrastructure at the City's Public Works Yard was approved by the City Council on November 18, 2025. A purchase order for the necessary charging equipment was also approved by City Council.
51	September 1, 2025	WED	Provide a status report on the City's California Coastal Commission LCP Local Assistance Grant Program grant application, including climate resiliency.	X			The report was presented to the City Council on September 16, 2025. On October 7, 2025, the City Council approved a grant agreement with the Coastal Commission, securing $500,000 in grant funding.

Goal 5.2: Preserve and Promote the City's Historic Resources and Neighborhood Character

#	When	Who	Objectives	Done	On Target	Revised	Notes
52	November 1, 2025	CD, CA	Provide a report to the City Council on possible updates to the City's Historic Preservation Ordinance.	X			This item was discussed as part of the January 6, 2026 City Council meeting. Direction to staff was provided by City Council.
53	March 1, 2026	CD	Prepare a contract for completion of a Citywide Historical Resources Survey and present it to the City Council for consideration of approval.	X			The historic resources survey was discussed as part of the January 6, 2026 item. No further action on the survey is scheduled at this time.
54	October 1, 2025	CD	Review and present options to Council related to updating parking regulations in the Riviera Village as part of a larger discussion regarding preferred business uses in the Village.			X	***This item will be recommended for carryover in the new Strategic Plan.***

Docusign Envelope ID: C4D2A8E1-98B1-8DBA-83AB-CA5D35EA3580

RESOLUTION NO. 2026-03-PCR-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", CONCERNING THE UPDATE OF THE CITY'S HOUSING ELEMENT (MARCH 2026 – "EXHIBIT A"), AND ADOPT PROPOSED AMENDMENTS TO THE CITY'S CERTIFIED 2021–2029 (6TH CYCLE) HOUSING ELEMENT ("EXHIBIT B") AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT ("EXHIBIT C") AND SUBDIVISION ("EXHIBIT D") AND ZONING ("EXHIBIT E") ORDINANCES REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) on July 5, 2022, which identified policies, programs, and "housing sites" intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the city has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the city has continued to work with the California Department of Housing and Community Development (HCD) to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City's implementation of its strategy for meeting its Regional Housing Needs Assessment (RHNA), and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac

Docusign Envelope ID: C4D2A8E1-98B1-8DBA-83AB-CA5D35EA3580

to 80 du/ac) that require future redevelopment of the identified “housing sites” to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and approved by State HCD and a “substantial compliance” letter from State HCD dated March 13, 2026 was received by the City of Redondo Beach; and

WHEREAS, proposed amendments to the city’s Land Use Element, and Zoning and Subdivision Ordinances are also required in order to implement and be consistent with the Housing Element updates; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an “Addendum” to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, Land Use Element and Zoning Ordinances to replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the “Addendum” to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city’s Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City’s Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and continued the public hearing to a Special Meeting of the Planning Commission on March 31, 2026, to fulfill broadcast and virtual Zoom participation options included in the public notice for the March 19, 2026 public hearing that due to technical reasons were not available at the public hearing on March 19, 2026; and

WHEREAS, at their Special Meeting on March 31, 2026, the Planning Commission held a continued public hearing to again consider the “Addendum” to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city’s Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City’s Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and closed the public hearing.

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

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SECTION 1. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

SECTION 2. ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT. The Planning Commission recommends that the City Council, in the exercise of its independent judgment and pursuant to CEQA, approve the "Addendum" to the certified "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", concerning the amendments to the Housing Element, Land Use Element and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac) (March 2026 – "Exhibit A"). The "Addendum" is attached as "Exhibit A".

SECTION 3. CITY OF REDONDO BEACH HOUSING ELEMENT UPDATE. The Planning Commission recommends that the City Council adopt an Update the City's Housing Element with proposed changes/edits attached as "Exhibit B".

SECTION 4. CITY OF REDONDO BEACH DRAFT LAND USE ELEMENT AMENDMENT. The Planning Commission recommends that the City Council adopt amendments to the City's Draft Land Use Element with proposed changes/edits attached as "Exhibit C".

SECTION 5. TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions attached as "Exhibit D".

SECTION 6. TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use attached as "Exhibit E".

SECTION 7. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 8. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this Housing Element Update and associated amendments to the City's Draft Land Use Element and amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, and to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, required for consistency with and implementation of the Housing Element Update is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall

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not affect the validity of the remaining portions. The City Council shall declare that it would have passed this Housing Element Update and associated amendments to the City's Draft Land Use Element and amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, and to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, required for consistency with and implementation of the Housing Element Update and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

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PASSED, APPROVED AND ADOPTED this 31st day of March, 2026.

Signed by:
Wayne Craig
1512EEAB172F41A...

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-03-PCR-03 was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a special meeting of said Planning Commission held on the 31st day of March, 2026 by the following roll call vote:

AYES: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

NOES: None

ABSENT: None

Signed by:
Marc Wiener
9F3D25782E88822...

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office