

**FIRST AMENDMENT TO AGREEMENT FOR CONSULTING  
SERVICES BETWEEN THE CITY OF REDONDO BEACH  
AND PLACEWORKS, 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 Placeworks, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on October 4, 2016, the parties hereto originally entered into that certain Agreement for Consulting Services between the City and Consultant ("Agreement"); and

WHEREAS, City and Consultant desire to amend the Agreement pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, the parties hereby agree to make the following amendments to the Agreement:

**a. Additional General Plan Advisory Committee (GPAC) Meetings.**

EXHIBIT "A" PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES section, "II. Consultant's Duties, Phase 2. Community Engagement Program, Task 2.3 General Plan Advisory Committee (GPAC)" of the Agreement is hereby amended to add the following duties and deliverables

"The Consultant shall jointly facilitate the GPAC meetings with the City during the General Plan and Aviation-Artesia Corridor Area Plan preparations. Consultant shall prepare for and attend up to 20 GPAC meetings as directed by the City. Additional meeting attendance (other than that stated above) must be approved by the City.

Ten (10) additional meetings of the GPAC (ten (10) originally contracted) are required to review additional General Plan Element Updates to the Safety and Noise Elements and Local Hazards Mitigation Plan, the development of the Aviation-Artesia Corridor Area Plan, and to better balance the interest by the City to provide more meaningful opportunities for input and feedback from this body and the community.

***Deliverables:***

- Preparation for, attendance at, and follow up to, ten (10) additional GPAC Meetings plus the ten (10) originally contracted (maximum of 20 GPAC meetings)."

**b. Additional Community-Wide Workshop.**

EXHIBIT "A" PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES section, "II. Consultant's Duties, Phase 2. Community Engagement Program, Task 2.4 Community-Wide Workshops" of the Agreement is hereby amended to add the following duties and deliverables

"The Consultant shall conduct up to four (4) community-wide outreach workshops (three (3) originally contracted) at various locations throughout the City over the course of the project to present the community with the existing context and process, obtain feedback on the draft land use plan, conservation parks and recreation and



open space concepts, the Safety and Noise Element updates (if determined by the City), and the Aviation-Artesia Corridor Area Plan. All four (4) community-wide workshops shall be before the public hearing phase of the Draft Proposed General Plan Updates and Area Plan. One (1) of the four (4) community-wide workshops shall be focused on the Aviation-Artesia Corridor Area Plan.

The Draft Proposed Plans shall be developed in coordination with the GPAC, the Artesia/Aviation Boulevard Revitalization Committee, and City based on the public feedback received and the Council-approved Strategic Plan, Mission, and Vision. The feedback received on the Draft Proposed Plans shall be packaged and forwarded to the Planning Commission and the Council for their review. The Proposed Plans shall also be available online, and online users will have the opportunity to comment on the plans digitally; those comments shall also be presented to the Planning Commission and the City Council.

The Consultant shall gather information through the use of multiple visual and interactive tools to engage the community in a discussion about the future of the City. Activities shall be designed to engage adults and children and may also enlist the participation of other City departments to make this a larger civic event that could draw more attendees.

***Deliverables:***

- Preparation for, facilitation of, and follow up to, community workshops (four (4) workshops total)
- Preparation of summary of big ideas and take-aways from each workshop"

**c. Update Environmental Hazards/Natural Hazards Element of the General Plan.**

EXHIBIT "A" PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES of the Agreement is hereby amended to **add PHASE 11** with the following project description and/or scope of services inclusive of additional tasks, duties and deliverables under a new section entitled, "**Phase 11. Update Environmental Hazards/Natural Hazards Element of the General Plan.**"

"The City's current General Plan Environmental Hazards/Natural Hazards Element is a combination of the City's Safety and Noise Elements and includes: Geologic/Seismic Hazards; Noise (Ambient and Stationary Sources); Flooding Hazards; Toxic Wastes and Materials; and Fire Hazards.

Significant statewide legislation has been passed that requires a greater level of analysis concerning flooding, fire, and climate change/resiliency, and also requires the development of feasible implementation measures. This update shall address all current state legislation applicable to the City's Safety and Noise Elements. Additionally the Consultant shall identify all necessary updates to other existing General Plan Elements and the City's Zoning Ordinance for consistency purposes, and prepare the required environmental documents.



### **Task 11.1 Safety Element Preparation**

The Consultant shall integrate new data and mapping information available since the last update of the City's Safety Element. These include but are not limited to, new data and mapping for geology, seismicity, flooding, fire risks, and hazardous materials.

Based on the climate change/adaption resiliency strategies developed as part of Tasks 11.2 and 11.3, the Consultant shall incorporate a series of goals and policies that shall be consolidated in this Element and incorporated throughout the General Plan where necessary.

These goals and policies shall provide a foundation for the climate change adaptation and resiliency strategies developed as part of the Implementation Plan described in Task 11.2 and 11.3 and all goals and policies shall be in accordance with the legislative requirements pursuant to SB 379, Government Code Section 65302, and all applicable Federal and State requirements.

The Safety Element shall include new goals, policies, and actions that respond to the vulnerability assessment to be prepared as part of Task 11.2. Given that adaptation is a cross-sector issue, new goals, policies, shall be necessary in other Elements, such as, but not limited to, the Land Use Element and the Parks, Recreation, Conservation and Open Space Element. Examples of issue areas required to be addressed in this update pursuant to SB 379 include, but are not limited to, the following:

- Ensuring that new development avoids or minimizes climate change impacts.
- Locating essential public facilities outside of at-risk areas, or minimizing damage if in at-risk areas.
- Designating adequate and feasible infrastructure in at-risk areas.
- Coordinating with other agencies on adapting to the full set of threats from climate change.
- Identifying natural infrastructure available for adaptation projects.

Since the City has been active in creating a healthy community (i.e. Blue Zones, etc.) the Consultant shall support the City in adding health related goals and if determined appropriate by the City create a Health & Safety Element.

#### ***Deliverable(s):***

- Studies and assessments pursuant to Federal and State requirements
- Administrative and Final Drafts of the Safety Element

### **Task 11.2 Vulnerability Assessment**

SB 379 requires General Plan Safety Elements to be reviewed and updated to include climate change adaptation and resiliency strategies. This review and update must occur with the next revision of the Local Hazard Mitigation Plan (LHMP), on or after January 1, 2017 and must consist of the following components:



- A vulnerability assessment that identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change.
- A set of adaptation and resilience goals, policies, and objectives based on the information specified in the vulnerability assessment.
- A set of feasible implementation measures designed to carry out the adaptation and resilience goals, policies, and objectives, including:
  - Avoiding or minimizing climate change impacts associated with new land uses.
  - Locating, whenever feasible, new essential public facilities (e.g., hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities) outside of at-risk areas, or identifying methods to minimize damage if located in at-risk areas.
  - Designating adequate and feasible infrastructure in at-risk areas.
  - Establishing guidelines to work cooperatively with relevant local, regional, State, and federal agencies.
  - Identifying natural infrastructure, where feasible.

Regarding sea level rise in general, the City is partnered with an LA County consortium of agencies called Regional Adapt LA. This group is studying anticipated impacts and developing a framework of adaptive management policies for the coastal communities of LA County, including Redondo Beach. The Regional Adapt LA's study provides an overview of a preliminary vulnerability assessment for participating agencies to develop an inventory of infrastructure, assets and critical resources that fall within the exposure zones for the different hazard scenarios.

Because a formal Vulnerability Assessment was not included with the LA Adapt assessment, the need exists to perform this assessment to establish a comprehensive understanding of the risks that climate change poses to Redondo Beach. This assessment shall be included in a new section on climate change adaptation and resilience in the General Plan Safety Element and become the basis for the LHMP Risk Assessment. Pursuant to SB 379 the Vulnerability Assessment shall be based on the following:

- Information from the Internet-based Cal-Adapt tool, currently available at <http://beta.caladapt.org>.
- Information from the most recent version of the California Adaptation Planning Guide, currently available here: <http://resources.ca.gov/climate/safeguarding/local-action>.
- Information from local agencies and special districts on the types of assets, resources, and populations that will be sensitive to various climate change exposures.
- Information from local agencies and special districts on their current ability to deal with the impacts of climate change.
- Historical data on natural events and hazards, including locally prepared maps of areas subject to previous risk, areas that are vulnerable, and sites that have been repeatedly damaged.
- Existing and planned development in identified at-risk areas, including structures, roads, utilities, and essential public facilities.





- Federal, State, regional, and local agencies with responsibility for the protection of public health and safety and the environment, including special districts and local offices of emergency services.

Because the City recently adopted its Housing Element (October 2017), pursuant to AB 162 and SB 5, the City is required to update the Safety Element. SB 379 requires Cities to prepare a Vulnerability Assessment with this update of the Safety Element.

***Deliverable(s):***

- Vulnerability Assessment (integrated into LHMP)

**Task 11.3 Local Hazard Mitigation Plan Update (LHMP)**

Although not required at this time, updating the LHMP will allow the City to become eligible for mitigation grant funding sources provided by FEMA, if needed in the event of an emergency.

***Planning Team Coordination and Support***

The Consultant shall coordinate with and support the City's to be created internal "Hazard Mitigation Planning Team". This team shall be composed of various City Departments that participate in hazard mitigation and emergency management activities.

***Hazard Mitigation Planning Meetings***

The Consultant shall facilitate three (3) team meetings that will document the hazard mitigation planning process. These meetings shall include the following:

Meeting 1 – Provides an overview of the Hazard Mitigation Planning Process, reviews the hazards of concern, identifies critical facilities, development of mitigation goals for the plan, and prioritization of the hazards of concern.

Meeting 2 – Provides an overview of the Hazard Profiles and Risk Assessment prepared by the Consultant for the LHMP. Feedback received from the team during this meeting will also inform the Consultants development of potential mitigation actions for Meeting 3.

Meeting 3 – This meeting will focus on review and comment of the draft mitigation actions, as well as discussion of the actions costs and prioritization.

Each meeting is anticipated to require two hours of meeting time, and would be facilitated by one (1) staff member from the Consultants team. Upon completion of these meetings, the Administrative Draft LHMP will be prepared by the Consultant for ***Planning Team*** (City) review.

***Hazard Mitigation Planning Outreach***

Per FEMA, the City is required to obtain feedback during the hazard mitigation planning process as well as once the draft plan has been developed. Outreach during the planning process shall take the form of an online survey and one (1) public meeting. Once the plan is ready for public review, the City will need to make it publicly accessible and provide the community the opportunity to review and comment. Once this review period is complete, the plan shall be submitted to the Cal OES to begin the review process.



### ***Hazards Assessment and Identification***

Based on the results of Meeting 1, the Consultant will prepare hazard profiles for the hazards of concern identified by the team. The Consultant will review the "profiles" against the "hazards" identified in City's prior LHMP, the 2013 CA State Hazard Mitigation Plan, hazard mitigation plans of neighboring jurisdictions, and past disaster declarations and occurrences to identify additional hazards that could affect the City. Each "hazard profile" will include a description of the hazard, previous occurrences, location, extent (magnitude or strength), and probability of future occurrences. Location-based hazard data will be captured in a GIS database compatible with the City's GIS systems appropriate for hazard profiling at the desired scale. The Consultant will utilize current and newly created (as needed) data that shall be used to develop mapping to illustrate the location, extent, severity, and other information for hazards that have the potential to impact the City.

The LHMP may include but are not limited to earthquakes, liquefaction, coastal erosion, sea level rise, flooding, wave uprush, tsunami, and drought. Although not yet required, FEMA is looking at ways to incorporate climate change into local hazard mitigation planning. The Consultant shall include a "Climate Change Considerations" discussion under each hazard profile. The discussion shall be qualitative in nature (with some quantitative analysis, where appropriate) to ensure that the document's focus remains on concerns regarding hazards. This discussion is intended to comply with SB 379 requirements.

### ***Critical Facility Inventory and Vulnerability Assessment***

The Consultant shall develop a critical facility inventory and assess each facilities vulnerability from identified hazards. Results from this step shall form the foundation for the subsequent identification of the appropriate mitigation actions for reducing losses. The Consultant shall work with the planning team to review the inventory from the prior LHMP and include new and updated information, as necessary.

### ***Development of Mitigation and Adaptation Goals and Implementation Program***

The Consultant shall work closely with City staff and the planning team to develop hazard mitigation and adaptation goals that identify what acceptable risk is to Redondo Beach, and develop policies and actions to reduce or minimize the determined risks. The Consultant shall also include an implementation and monitoring plan that shall identify priorities, potential funding sources, responsible departments, and monitoring mechanisms to ensure effective tracking over the plan life.

### ***Local Hazard Mitigation Plan Preparation***

Adopting the City's hazard mitigation plan concurrent with the General Plan will bring the City into compliance with SB 379, AB 2140 and the Disaster Mitigation Action of 2000 (DMA 2000) and ensure complete integration of the LHMP into the Safety Element. AB 2140 allows the State of California to offset local match requirements during emergency proclamations in accordance with the California Disaster Assistance Act.

The Consultant shall prepare the draft LHMP in accordance with DMA 2000, FEMA's 44 Code of Federal Regulations (CFR) Part 201 and 206, and FEMA's Local Hazard Mitigation Planning Guidance. Following the completion of the risk assessment and



mitigation action strategy steps of the planning process, the Consultant shall incorporate the information, data, and associated narratives into the LHMP to be submitted to Cal OES and FEMA Region IX for plan review and subsequent approval. The following tasks reflect this plan approval process.

The Consultant shall prepare the administrative draft version of the LHMP for review and comment by the City. This document shall generally follow the outline provided below:

Section 1 – Introduction: includes an overview of the document and the regulatory authority requiring the update.

Section 2 – Planning Process: includes the review and analysis of the previous LHMP, the planning team formation and roles/responsibilities, the public outreach strategy and results, and review/incorporation of previous studies, plans, technical documents.

Section 3 – Capability Assessment: includes a description and assessment of the City's hazard mitigation capabilities.

Section 4 – Community Profile: include information on the City's population, economy, housing, existing land use, development trends, and planned/future development.

Section 5 – Hazard Identification, Analysis, and Assessment: includes a compilation of the hazards profiled within the City, and the potential risks and vulnerabilities associated with these hazards.

Section 6 – Mitigation and Adaptation Strategy: includes the mitigation goals, actions, and strategies developed by the Consultant and the planning team during the planning process.

Section 7 – Plan Maintenance Procedures: includes the procedures for monitoring and tracking progress, continued public involvement, and updating the plan over the five-year period of activity.

Technical Appendices: shall include all documentation compiled to support the planning process throughout.

Once these sections are completed, the Consultant shall compile them into an administrative draft LHMP and submit to the City for review.

***Cal OES/FEMA Review Draft LHMP***

The Consultant shall compile all comments received on the public review draft for inclusion as an appendix item and revise the LHMP, as necessary. The Consultant shall then submit the LHMP to Cal OES for initial review; the Consultant shall address any comments/concerns from Cal OES before submission to FEMA for formal review. The Consultant shall also prepare the FEMA Hazard Mitigation Plan Review Tool, which shall accompany the Cal OES and FEMA submission.

If comments are provided by Cal OES and/or FEMA, requiring plan revisions, the Consultant shall revise the plan prior to adoption by the Redondo Beach City



Council. If revisions are necessary, the Consultant shall work with Cal OES and/or FEMA to address them and ensure the City's plan is approved by these agencies. The Consultant shall work with all required agencies until the City has received an "approvable pending adoption" (APA) determination.

***Final Draft LHMP Prepare Final Adoption of LHMP***

Once the City's LHMP has received an "APA" determination from FEMA, the Consultant shall work with the City to adopt the plan by resolution. The Consultant shall develop a sample adoption resolution that can be used by the City. The Consultant's Project Manager shall also attend the City of Redondo Beach City Council meeting. For FEMA to approve the LHMP, the City must formally adopt the LHMP. After plan adoption and once the plan has received its final review and approval by FEMA, the Consultant shall submit the final adopted LHMP to Cal OES and FEMA.

***Deliverable(s):***

- Internal Team Meetings (up to 3)
- Local Hazard Mitigation Plan (Administrative, Public Review/Hearing Draft and Final Draft)
- Preparation of Cal OES/FEMA Draft LHMP (Coordination with OES and FEMA)
- Facilitate Hazard Mitigation Planning Team meetings
- GIS Mapping
- Technical Appendix to the LHMP
- Hazard Mitigation Outreach (online survey and one public meeting)

**Task 11.4 Noise Element Preparation**

The Consultant shall assist the City in updating the Noise Element (currently contained within the Environmental Hazards/Natural Hazards Element as Section 4.2). The scope/focus shall be on reviewing and updating the Noise Element materials, along with the field measurement of existing noise levels.

***Update of Noise Element***

The Consultant's environmental staff shall coordinate with and assist the City with the technical review and updating of the issues, objectives, policies, and implementation measures of the City's Noise Element; all with the goal of enhancing the City's overall Noise Control Program. This Noise Element technical assistance shall include the generation of Existing-and Future-conditions noise contour maps, using the results of the traffic and rail assessments (discussed below).

***Existing Noise Conditions***

The Consultant shall characterize the existing conditions for the Plan Area. To document existing ambient noise conditions and to identify potential issues, opportunities, and challenges with respect to noise and land use compatibility, an evaluation of existing ambient noise conditions shall be conducted. The Consultant shall conduct field surveys of the General Plan Area to acquire ambient noise level data. These ambient noise measurement surveys shall consist of short-term (15-minute) sampling at up to sixteen locations and long-term (24-hour) noise monitoring at up to four locations within the City. These locations shall be selected by the Consultant, in coordination with City staff, and will take into consideration the





railways, as well as major roadways, arterials, and freeways in the planning area, including Marine Avenue, Manhattan Beach Boulevard, Pacific Coast Highway (PCH), Artesia Boulevard, 190th Street, Del Amo Boulevard, Torrance Boulevard, Sepulveda Boulevard/El Camino Real, and Aviation Boulevard. Additionally, traffic flows on Interstate 405 (I-405) generate substantial noise levels within the community. In addition to roadway noise, rail-related noise from railroads running along and within the eastern boundary of North Redondo (near Inglewood Avenue) shall be studied. This field data shall provide insights into the existing noise environments in the City and shall be used to supplement traffic and train modeling conducted for the EIR.

Additional aspects and issues for community noise, including transportation noise, stationary noise, land use compatibility, and construction noise and vibration, shall be included within the scope of this Noise Element update.

A review and recommended amendments of the City's existing Noise Ordinance is also included within the scope of this Noise Element update.

Noise Chapter: The results of the noise analysis included in this scope shall be summarized and incorporated into the EIR noise section and pertinent calculation details shall be included in the associated Technical Appendix.

***Deliverable(s):***

- Field surveys and ambient noise measurements
  - Short-term (15-minute) sampling at 16 locations
  - Long-term (24-hour) noise monitoring at four (4) locations
- Noise Contour Maps
- Administrative, Hearing and Final Drafts of the Noise Element
- Recommended amendments of the City's existing Noise Ordinance
- Technical Appendix to the EIR for General Plan Land Use Element Update

**Task 11.5 Meetings – Safety and Noise Element Updates**

The Consultant will participate at meetings (up to four (4) maximum) with the GPAC, the Public Safety Commission, the Planning Commission, and the City Council as determined by the City for the review of the Noise and Safety Elements (to review the goals and policies for these Elements) or to review the LHMP. The Consultant shall attend and prepare PowerPoint presentations for all required meetings.

***Deliverable(s):***

- Preparation for and attendance at one (1) GPAC meeting and up to two (2) City Commission meetings and one (1) City Council meeting.

**Task 11.6 Staff Meetings – Administration**

The Consultant shall be required to provide additional coordination with the Public Works Department, Fire Department, and other agencies that are essential to complete the Safety and Noise Element Updates and the update of the LHMP.



**d. Aviation-Artesia Corridor Area Plan.**

EXHIBIT "A" PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES of the Agreement is hereby amended to add **Phase 12** with the following project description and/or scope of services inclusive of additional tasks, duties and deliverables under a new section entitled, "**Phase 12. Aviation-Artesia Corridor Area Plan.**"

The City desires to build upon the land use analysis of the Aviation-Artesia corridors initiated in the General Plan update process to develop more detailed direction for the future enhancement and redevelopment of the approximately .5-mile along Aviation Boulevard between Ford Avenue and Artesia Boulevard and the approximately 1-mile along Artesia Boulevard between Aviation and Hawthorne Boulevards.

The Aviation-Artesia Boulevard Vitalization Strategy initiated by the City aims to explore the feasibility of revitalization tools such as creating a Business Improvement District, a sign plan, and architectural design standards, and other guidelines.

The Aviation-Artesia Corridor Area Plan shall provide revitalization strategies, implementation actions, site design and building massing concepts, preferred land uses and general development standards and design guidelines for a mix of development building off the Vitalization Strategy and the General Plan to revitalize the corridor. The corridor is important to the City's future and must be carefully planned to encourage the highest and best uses of land, a proper relationship and seamless transition and integration with adjoining residential neighborhoods, and outline implementable strategies and development concepts to facilitate reinvestment and transitions to new uses and development over time to improve the functionality and appearance and economic vitality of the corridor.

Guidance generated as part of the Aviation-Artesia Corridor Area Plan must also take into consideration the community needs and outcomes of the input received through the General Plan update. While existing General Plan policies and land use designations provide capacity to accommodate a diversity of uses, little has happened since its adoption. Investment has been limited. The development of an Area Plan is prompted by the City's desire to redevelop the corridor and to reconsider and modify as needed existing policies and regulations to achieve a mix of uses that is appropriate for the area, and will be consistent with the direction articulated in the updated General Plan Land Use Element policies.

The Consultant shall prepare an economic feasibility analysis and a comprehensive parking study to support the policies, concepts, standards, and guidelines proposed for the Plan Area. The Consultant shall craft draft policy language that is consistent with the General Plan to avoid the need for a General Plan amendment and extensive additional environmental analysis.

The Area Plan shall be referenced in both the City's General Plan and Zoning Ordinance and shall serve as a "companion" document to guide future projects.

**Task 12.1 Project Kick-off Meeting**



The Consultant shall coordinate a kick-off meeting with the City that shall:

- Introduce key participants
- Hear from the City regarding insights gained from the proposal review process and consultation with decision makers
- Share expectations for the project
- Refine the work program, scope of work, and schedule
- Identify the roles of anticipated stakeholders such as outside agencies, organizations, and individuals
  - GPAC involvement and/or other stakeholder groups to be determined
- Identify available resources and any current or related projects that must be considered
- Memorialize expectations for stakeholder and public engagement
- Establish communication protocols for the project
- Identify potential project pitfalls and establish strategies to address them
- Address ongoing implementing projects or programs that could potentially affect the project
- Summarize the meeting in a set of guiding principles for the Area Plan development process

It is anticipated that the kick-off meeting will include key members from various departments in the City that would be reviewing the Area Plan document (Planning, Public Works, Community Services, etc.).

***Deliverable(s):***

- Preparation for and attendance at kick-off meeting

**Task 12.2 Background Review**

The Consultant shall review the existing documents, materials, and baseline data relevant to the project site that was compiled as part of the General Plan Land Use Update project. The City will provide the consultant with any additional relevant documents and materials to be used to support more focused planning efforts, beyond those that the Consultant has already acquired through the General Plan update effort. These could include streetscape plans, infrastructure master plans, economic studies and other relevant studies specific to the project site. During this task, the Consultant shall also revisit the block configurations and parcel size work that was also done as part of the General Plan Land Use Element update to determine if the orientation and size of lots is limiting the ability of the corridor to redevelop.

The Consultant shall utilize the City's recently updated GIS-based mapped data of the site as the basis for creating exhibits necessary to the preparation of the Area Plan and any associated Zoning Amendment(s) as well as exhibits for public meetings, workshops, and hearings. The project data generated by the Consultant shall be turned over to the City along with a Metadata Dictionary file to facilitate integration and use on the City's GIS system.



Additionally, all files and materials shall be prepared in a manner to facilitate electronic distribution, both via e-mail and on the City's website. Special attention shall be paid in generating documents and graphics to minimize file size and maximize accessibility.

***Deliverable(s):***

- Review of existing reports, mapping and materials

**Task 12.3 Existing Conditions Analysis – Opportunities and Constraints of the Corridor**

Consultant shall develop a set of strategies to consider and an overview of the opportunities, challenges or tradeoffs associated with each. Consultant shall determine the issues associated with future development by evaluating the challenges the corridor has faced in attracting new investment and determining what the barriers to change may be.

Consultant shall evaluate the corridor by land use planning and design considerations such as, but not limited to the following:

- Relationship to and compatibility with surrounding uses (and pending plans for development projects in adjoining areas)
- Creating economically viable uses
- Integration of sustainable building and site design practices
- Economic development and diversification
- Experience of the resident, visitor, business owner
- Appropriate building scale and heights
- Convenient and safe movement of people and goods
- Building heights, massing, intensity (FAR), and density
- Parking
- Interface between commercial and residential neighborhoods
- Signage
- Adjacent road network
- Pedestrian and bicycle coordination
- Landscaping

***Parking***

Fehr & Peers shall assist the project team and city staff in taking inventory of existing parking supply throughout the Area Plan area, assessing parking demand for proposed new uses under the Area Plan (as determined through the General Plan Land Use Element update process), and right-sizing parking supply to meet future needs. Fehr & Peers shall collect new counts of existing on-street and off-street parking supply and utilization during typical weekday and weekend peak periods. Using parcel data provided by the City, Fehr & Peers shall utilize the methodologies in the Urban Land Institute's (ULI) Shared Parking, Second Edition (2005) to develop a calibrated existing shared parking model for each of three subareas within the study area (each approximately 0.5 miles in length). Fehr & Peers shall then estimate future parking demand associated with proposed parcel land use changes





in each of these subareas. This assumes data collection focused only on PM and weekend midday peak periods, using national averages in our shared parking model to estimate demand patterns for other times of day.

### **Assumptions**

Technical consultants may need to be retained as part of this process to provide information related to infrastructure needs, existing infrastructure conditions or future demand in the Area Plan. If the City determines technical studies for infrastructure are necessary, the Consultant shall retain a consultant to provide the data under a separate contract. Costs associated with technical studies for infrastructure are not included in "Exhibit C".

### **Deliverable(s):**

#### **PlaceWorks**

- Opportunities and constraints summary and mapping

#### **Fehr&Peers**

- Parking supply count, including on-street and off-street supply.
- Parking utilization counts for a two-hour window during a typical weekday PM peak period and weekend midday peak period.
- Technical memorandum summarizing results of the analysis that includes but is not limited to, the estimate of future parking demand associated with proposed parcel land use changes in each of the subareas. Upon receipt of comments from the client, the technical memorandum will be revised and shall be submitted to the City of Redondo Beach.

### **Task 12.4 Economic Feasibility and Pro Forma Analysis**

Consultant shall prepare a development feasibility analysis exploring the financial feasibility of various land uses in the plan area to ensure that the plan reflects market realities. Different land use mixes and prototypical building types and intensities shall be tested in the analysis. Cost and revenue assumptions in the model shall be vetted with local developers active in Redondo Beach and/or other land development professionals as determined by the city.

In addition to helping identify the most feasible land use mixes and product types for the plan area, the analysis shall provide insight on how different parcel sizes and development standards could factor into a project's financial performance. The pro forma shall test sensitivity to variables such as building heights, FARs/density, parking ratios, and other planning/zoning factors to provide recommendations on market-appropriate standards for the plan area.

This analysis shall also explore the extent to which development in the plan area can provide desired community benefits, to be identified based on the input received during advisory committee or public outreach meetings. For example, the pro forma analysis can help to uncover the potential for new development projects in change



areas to contribute to a Business Improvement District or other community amenities.

The findings of the development feasibility analysis shall inform the development scenarios/options (as identified in Task 12.5) and mix of land uses by building type and phasing for key sites in the plan area. The analysis shall describe the trade-offs from options, evaluating economic factors such as developer return on cost; provision of community benefits; onsite job creation; and the likely magnitude of subsidies required.

***Deliverable(s):***

- Review of existing reports, mapping and materials
- Memorandum report on financial feasibility analysis, including findings and recommendations for development standards and community benefit strategies

**Task 12.5 Identify Revitalization Strategy Options and Determine Feasibility of Each**

With information and insight provided by the Existing Conditions Analysis in Task 12.3 and the Economic Feasibility and Pro Forma Analysis prepared in Task 12.4, Consultant shall compile a list of revitalization strategies, tools or other options for consideration for application in the Aviation-Artesia Corridor Area Plan. Each strategy or option shall be evaluated on its ability to meet the Area Plan objectives and its ability to respond to additional criteria developed by the consultant team. Each option or strategy shall receive a "scorecard" comparing similar criteria. For example, each alternative may receive a ranking for criteria such as timing (near term, short term), costs, remediation levels, phasing ability, general change in trip generation, compatibility with adjacent uses, degree of political support, etc. The analysis shall provide the public, City staff and stakeholders with a tool to quickly compare the benefits, constraints, or tradeoffs of each redevelopment strategy.

Consultant shall review the strategy options and tradeoffs with City staff and the GPAC/Artesia-Aviation Boulevard Revitalization Committee (Task 12.6) and make revisions as necessary to arrive at the strategies and implementation actions that shall be included in the Area Plan.

**PARKING**

Fehr & Peers shall prepare parking recommendations that consider weekday, weekend, daytime, nighttime, and seasonal demand patterns, as well as management of the parking supply through time limits and long-term/short-term controls. If estimated future demand exceeds supply, the study will determine amount and make recommendations for the best parcel within each sub area to accommodate new parking supply, based on parcel size, shape, and access, as well as the importance of the pedestrian network and walkability to and from new parking supply.

Policies for administering a district parking strategy, such as a framework for evaluating the need for and implementing parking supply as demand increases in the future, as well as funding strategies, such as in-lieu fees will be summarized.



***Deliverable(s):***

**PlaceWorks**

- Memorandum/report summarizing strategies and options and feasibility of implementation (up to two rounds of revision)
- Meeting with staff to review options
- Meeting with GPAC to review options

**Fehr&Peers**

- Technical memorandum summarizing recommendations.
  - Upon receipt of comments from the client and the City, the technical memorandum will be revised and can be submitted to the City of Redondo Beach.
- Participation in up to two (2) team conference calls and attendance at up to one (1) external meeting with the project team and/or City staff. This scope does not include attendance at any public meetings/hearings.

**Task 12.6 Aviation-Artesia Corridor Advisory Committee (GPAC- AC2)**

The City Manager's Artesia/Aviation Boulevard Revitalization Committee along with the GPAC shall serve as the advisory committees for the development of the Aviation-Artesia Corridor Area Plan.

The Artesia/Aviation Boulevard Revitalization Committee and GPAC shall separately review existing conditions, look at redevelopment opportunities and constraints and discuss other strategies such as the potential of creating a Business Improvement District (BID).

The GPAC shall help to identify opportunities and challenges that need to be addressed and provide staff with feedback on the Existing Conditions Analysis (Task 12.3), Economic Feasibility Analysis (Task 12.4), and Revitalization Strategy Options (Task 12.5) that shall inform land uses, development standards and design guidelines. The Consultant shall prepare for, attend and facilitate, and provide follow up at three (3) Aviation-Artesia Corridor Area Plans focused meetings; Two (2) with the GPAC only and one (1) joint meeting of the Artesia/Aviation Boulevard Revitalization Committee and GPAC during the Area Plan preparation.

***Deliverable(s):***

- Preparation for, facilitation and attendance at, and follow up to two (2) GPAC only meetings and one (1) joint meeting of the Artesia/Aviation Boulevard Revitalization Committee and the GPAC Meetings (maximum of 3 AACAP meetings)
- Preparation of meeting summaries

**Task 12.7 Community Workshop**

A workshop is designed to gather broad input and buy-in from a community-wide audience and to provide an opportunity for the greater Redondo Beach community to personally weigh in on the proposed refinements to the Aviation-Artesia Corridor.



Consultant shall conduct one (1) community outreach workshop over the course of the project to present the community with the existing context and process and to obtain feedback on the draft Area Plan.

The workshop shall be focused on reviewing and commenting on the Draft Proposed Aviation-Artesia Corridor Area Plan. The Draft Proposed Plan shall be developed in coordination with the GPAC, the Artesia/Aviation Boulevard Revitalization Committee, and City staff and based on the public feedback received and the Council-approved Strategic Plan and Vision. The feedback received on the Draft Proposed Aviation-Artesia Corridor Area Plan shall be packaged and forwarded to Planning Commission and Council for their review and approval. The Draft Proposed Aviation-Artesia Corridor Area Plan shall also be available online, and online users shall have the opportunity to comment on the plan digitally; those comments shall also be presented to Planning Commission and Council.

Consultant shall gather information using multiple visual and interactive tools to engage the community in a discussion about the future of the Aviation-Artesia Corridors. Activities shall be designed to engage adults and children and may also enlist the participation of other departments to make this a larger civic event that could draw more attendees.

***Deliverables:***

- Preparation for, and facilitation of one (1) community workshop (focused on Aviation-Artesia Corridor Area Plan)
- Preparation of summary of big ideas and take-aways from workshop

**Task 12.8 Website Support and Online Engagement Tools**

This scope assumes that the City's current PLANredondo website shall continue to be used for this focused project, and that City Staff will post relevant information and documents as they become available. The Consultant shall help draft content (news updates, next steps, announcements, GPAC-AACAP summaries, etc.) to populate the City's PLANredondo webpage.

Consultant shall engage the community and gain feedback digitally and shall provide the tools to do so at strategic milestones in the process. Consultant shall prepare text to be posted on the City's social media platforms as well.

***Deliverables:***

- Prepare text (announcements, informational, etc.) for City to post on project website, cable, newsletters, and social media forums
- Online engagement tools (Survey Monkey)

**Task 12.9 Preparation of the Area Plan**

Consultant shall create a user-friendly Area Plan document that shall contain graphics, diagrams, tables, and text to convey necessary information in a way that is easy to understand. Consultant shall prepare the Area Plan in Word or Adobe InDesign formats.





An Area Plan organizational structure, as well as style, format and graphics shall be proposed by the Consultant and finalized based on feedback from City staff. Consultant shall discuss the organization and content of the Area Plan with City staff. Through this collaboration, Consultant shall establish a well-structured Area Plan that presents an executable and useful tool for City Staff, City Council members, other agencies, and potential project developers.

The Area Plan shall be prepared in accordance with any applicable State Laws and may contain the following sections and contents:

Chapter 1. Setting – The Introduction shall contain an overview of the history of the Aviation-Artesia Corridors; the purpose of the project and Area Plan; the authorization and scope of the document; a discussion of the major environmental, economic, and land use and site planning issues and how the project responds to these key issues; a discussion of the plan's consistency and integration with the General Plan, Zoning Code, and surrounding land uses; a description of the preparation process and public participation; and a discussion of the document's organization.

Chapter 2. Area Plan Objectives – This chapter shall describe the agreed-upon objectives for the project that are supported by the existing conditions and economic feasibility & pro forma analysis, and reflects the collaborative effort and consensus between City, property owners, and business owners to set forth the major attributes of the project and how they will "fit" and enhance the corridor.

Chapter 3. Opportunities and Constraints – This chapter shall highlight the cultural, economic, and physical opportunities and constraints that have been revealed through prior tasks.

Chapter 4. Land Use Approach – This chapter shall include a description of the overall development concept, an exhibit and description of the ultimate "preferred community structure" envisioned based upon the pattern and type of preferred land uses, major design elements, the project's relationship and integration to/with the surrounding area, and conceptual streetscapes.

Chapter 5. Tools and Strategies to Promote Revitalization – This section of the Plan shall identify potential tools or incentives to generate new community benefits, and other requirements associated with the preferred land use approach. The purpose of this chapter is to provide a flexible framework that will reduce existing roadblocks preventing development or to provide incentives for the development of priority uses at specific locations throughout the Plan area. The Area Plan shall reference the tools or strategies deemed feasible for the City to implement (Task 12.5).

Chapter 6. Illustrative Master Plans – These plans illustrate the possible future organization of streets, blocks, open spaces, and buildings to achieve revitalization of the Aviation-Artesia Corridor, as concluded by the analysis conducted in support of the Area Plan and the collaboration between City staff, GPAC, Artesia/Aviation Boulevard Revitalization Committee, and the community. Each of the master plans describes in text and graphics certain key aspects of site layout employed to implement the Plan's Land Use Approach. The specific layout of street and building



locations illustrated in the master plans are not required outcomes, but are presented to show how the plan's urban design concept can be expressed within the context of selected corridor sites.

This Chapter shall generally define the preferred land use types within the AACAP based on the studies and analysis developed in support of this Area Plan and present a summary of in policy form of General Development Standards and Design Guidelines in support of the revitalization of the Aviation-Artesia Corridor. The purpose of this chapter is to provide a flexible framework that will ensure an aesthetic and cohesive quality of development throughout the Plan area.

Chapter 7. Parking - This Chapter contains policies and strategies to ensure that parking throughout the Aviation-Artesia Corridor Area Plan is convenient and accessible, accommodates all land uses, and supports the Plan's intended outcomes.

Chapter 8. Administrative Procedures – The administration of the Plan shall define the development processing and approval process, and any special procedures or conditions for review and approval. The Administrative Procedures shall incorporate the City's existing Site Plan Review process and Design Review process. Consultant shall work with City Staff to identify fast-tracking procedures for projects within the project area consistent with the preferred Uses, policies outlining general Development Standards and Design Guidelines. References to existing procedures will be made where appropriate.

Chapter 9. Implementation Strategy – Consultant shall develop a coherent program that allows the Plan to be managed effectively. Consultant shall describe each action to be undertaken, responsibilities, time frame, and where appropriate, potential funding sources.

This scope assumes that there shall be three (3) drafts of the Area Plan: an Administrative Draft for internal review by City staff; a Hearing Draft that includes comments and revisions requested by the first round of reviewers; and a Final Draft that includes final edits after the City Council's action on the plan. Consultant shall provide the City with digital files of the document, which will be prepared in Word or InDesign.

### ***Assumptions***

Digital copies of the Area Plan shall be provided to the City; the number of hard copies that shall be prepared shall be based on need and budget available in the reimbursable task. Consultant shall coordinate with the City to determine how many copies need to be made; the City will be responsible for additional copies and distribution as needed. The City will also be responsible for posting all documents to the project's website.

### ***Deliverables:***

- Screen check, Hearing, and Final Draft Area Plan (10 hard copies, budget permitting, and a digital copy of each draft)



- Deliverable from Tasks 12.3, 12.4, and 12.5 will serve as appendixes to the Area Plan
- Technical Studies if determined necessary by the City, under separate contract (infrastructure, traffic)

#### **Task 12.10 Environmental Analysis**

The anticipated mix of uses and buildout of the Aviation-Artesia Corridor Area Plan shall be described in great enough detail under the General Plan Update Project Description required by CEQA that the analysis of impacts associated with the mix of uses planned for the corridors in the General Plan shall cover a significant portion of the environmental analysis required for the Area Plan. Any determined (City and Consultant) environmental analysis required for the Area Plan would not need to focus on land use changes (because they would be consistent with the General Plan and impacts have already been assessed), but rather, any environmental analysis required for the Area Plan would only need to analyze any development standards and design guidelines. It is not anticipated or planned that any conceptual streetscape guidelines would change planned roadway or intersection geometrics and therefore warrant environmental review either.

If it is determined by the City that the Area Plan requires an addendum to the Draft EIR for the General Plan Update be processed, the City shall consider adding additional counts and intersections to the traffic analysis in the General Plan Update to cover the impacts of the corridor itself. The City shall also need to have separate VMT done for both GHG and to cover issues relating to SB 743, resulting in some additional costs that would need to be budgeted separately to analyze the corridor as a stand-alone project within the General Plan. It is anticipated that the cost for the additional traffic analysis would be approximately \$20,000. This amount is not included in the currently proposed budget for this first amendment contained in Exhibit B.

If it is determined that a separate full Environmental Impact Report (EIR) is required for the Area Plan, it is anticipated that the costs for environmental review would increase to approximately \$175,000. This amount is not included in the currently proposed budget for this first amendment contained in Exhibit B.

#### ***Deliverables:***

- No additional environmental analysis is anticipated with the development of Aviation-Artesia Corridor Area Plan as scoped with this first amendment

#### **Task 12.11 Planning Commission and City Council Study Sessions and Public Hearings**

The Consultant shall participate in one (1) Joint Planning Commission and City Council Study Session focused on the AACAP and that are in addition to any other contracted joint meetings and public hearings for the other phase's and tasks with the Consultant under the terms of the original contract and any amendments. The Consultant shall attend and prepare a PowerPoint presentation for use at this meeting. The Joint Study Session is anticipated to take place before the release for



public review of the Draft EIR covering both the General Plan Updates and the Aviation-Artesia Corridor Area Plan. The goal of the AACAP focused Joint Study Session is to educate the Commission and Council about the Aviation-Artesia Corridor Area Plan and obtain insight into their concerns prior to the release of the Draft EIR and the public hearings, thereby increasing the chances of a smooth and straightforward adoption process and reducing the potential for additional/redundant environmental review. The City staff will be responsible for preparing staff reports for these public hearings in consultation with the Consultant.

***Deliverables:***

- Preparation for and attendance at Aviation-Artesia Corridor Area Plan focused Study Sessions and Public Hearings (one (1) Joint Planning Commission and City Council Study Session).
  - As determined by the City, this public meeting may be combined with other public meetings within the original contract and any amendments

**Task 12.12 Meetings & Administration**

This task accounts for the ongoing operational and coordination activities that are essential for keeping a project on schedule and within budget. This task includes activities such as project start-up, minutes and agendas, budget and schedule tracking, and ongoing coordination with the City Staff and Consultant's team.

Wendy Nowak, AICP, Associate Principal, shall serve as Project Manager and shall oversee the project's day-to-day operations and subconsultant coordination and provide the leadership at critical milestones in the process, including ongoing updates with the City's project manager, preparation of a preferred land use plan, preparation of the Area Plan, and coordination with other agencies and stakeholders in the process. The updates will be completed through e-mail communications and phone calls with the City's Project Manager.

***Deliverables:***

- Weekly coordination with the City
- Project team meetings
- Conference calls (as needed)
- Monthly status reports (progress of work being performed, milestones attained, resources expended, problems encountered, corrective actions taken)

**e. General Plan Vision 2040.**

EXHIBIT "A" PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES of the Agreement is hereby amended to add **Phase 13** with the following project description and/or scope of services inclusive of additional tasks, duties and deliverables under a new section entitled, "**Phase 13. General Plan Vision 2040.**"

**Task 13.1 Meetings & Administration**

The General Plan Advisory Committee and staff determined to establish a Vision Statement to guide future decision making as it relates to the General Plan Element





updates and their goals and policies. The General Plan Vision 2040 is an essential component of the General Plan update moving forward, to best ensure that the goals and policies ultimately drafted implement the community ideas and priorities articulated in the Vision.

Consultant shall prepare multiple versions of the Vision statement for consideration by the GPAC, shall prepare an online survey for the community to provide feedback and facilitate a meeting with the GPAC and shall support a meeting with the City Council to develop and confirm with the City Council the statement.

***Deliverables:***

- One (1) meeting of the GPAC to develop Draft General Plan Vision
- Draft General Plan Vision 2040 Statement
- Revised Vision Statement (two versions)
- Vision Statement Online Survey – review of community comments

**f. General Plan/Area Plan/Zoning Consistency Analysis.**

EXHIBIT "A" PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES of the Agreement is hereby amended to **add Phase 14** with the following project description and/or scope of services inclusive of additional tasks, duties and deliverables under a new section entitled, **"Phase 14. General Plan/Zoning Consistency Analysis."**

California planning law requires that general plans be consistent with other elements of the general plan and other implementation tools, including zoning ordinances. The consultant shall provide a high-level review of the City's Zoning Ordinance for consistency with the new General Plan Elements (Land Use, Noise, Safety, and Open Space, Parks, Recreation and Conservation) in three ways—definitions and standards of land uses, policy direction, and map changes—as described below.

Consultant shall compare zoning and General Plan designations and standards, and Area Plan policies and strategies, in a tabular form to identify differences between their definitions, intent and intensity/standards. Consultant shall identify areas in the Zoning Ordinance that require updating to reflect the intent and intensity/standards, and new policy direction of the new General Plan and Area Plan and shall prepare a report that identifies the necessary changes. Changes shall be identified in two separate categories – those that must be made to be consistent with state mandates (legal requirement), and those that should be made if the City Council priorities support it or if budget is available (implementation action items). Consultant shall identify changes in the Zoning Map that result from changes in General Plan definitions, intent, intensity/standards and preferred land use plan and the Illustrative Master Plans, policies and parking strategies from the Area Plan. Zoning Code amendments to address inconsistencies are not included in this task and will be completed by City Staff.



***Deliverable:***

- Memorandum describing the findings of the General Plan/Area Plan/Zoning Consistency Analysis, including next steps for the City to take to create consistency between the three documents (for example, creating a new mixed-use zone to implement the mixed-use General Plan designations and new development standards for envisioned illustrative Master Plans from AACAP).
- g. **EXHIBIT "B" SCHEDULE FOR COMPLETION** of the Agreement is hereby amended to extend the term of the Agreement from April 3, 2019 to December 31, 2019 unless otherwise terminated as herein provided.
- Upon City Manager's notice of at least 30 days prior to the expiration of the Term, this Agreement shall automatically renew for a subsequent annual term. In no event shall this Agreement continue four years beyond the commencement date which is April 3, 2020.
- h. **EXHIBIT "C" COMPENSATION** of the Agreement is hereby amended and revised to increase the total cost for this Agreement from \$699,917 to an amount not to exceed \$1,207,507. This amount shall include a Placeworks contingency of \$45,210 to account for unforeseen services during the process. This fee will require approval by City Manager or Designee prior to its use.

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**GENERAL PLAN ADVISORY COMMITTEE MEETINGS**

Task 2.3 (10 additional @ \$7,500/GPAC)	\$75,000
GPAC Meetings originally budgeted @ \$5,500/GPAC (10 GPAC Meetings additionally require \$2,000/GPAC)	\$20,000
<b>TOTAL Task 2.3</b>	<b>\$95,000</b>

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**ADDITIONAL COMMUNITY-WIDE WORKSHOP**

<b>Task 2.4 (Included in the budget for AACAP, See Task 12.5)</b>	<b>\$0</b>
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**GENERAL PLAN UPDATE (SAFETY, NOISE & LHMP) COST**

Task 11.1 Safety Element (tech studies, element prep)	\$7,500
Task 11.2 Vulnerability Assessment (Required by SB 379)	\$27,000
Task 11.3 Local Hazard Mitigation Plan Update	\$40,000
Task 11.4 Noise Element (monitoring, tech studies, element prep)	\$16,500
Task 11.5 Meetings (4 total: 2 GPAC, 1 PWC/PC, 1 CC) (See Task 2.3)	\$0



Task 11.6. Staff Meetings & Administration	\$10,500
<b>TOTAL Phase 11 (Safety and Noise Element Updates/LHMP)</b>	<b>\$101,500</b>

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**AVIATION-ARTESIA CORRIDOR AREA PLAN COST**

Task 12.1 Project Kick-off Meeting	\$3,600
Task 12.2 Background Review	\$2,500
Task 12.3 Existing Conditions Analysis -- Barriers Preventing Revitalization of the Corridor	\$45,000
Task 12.4 Economic Feasibility and Pro Forma Analysis	\$20,000
Task 12.5 Identify Revitalization Strategy Options and Determine Feasibility of Each	\$37,000
Task 12.6 Aviation-Artesia Corridor Advisory Committee/GPAC (See Task 2.3)	\$0
Task 12.7 Community Workshop	\$7,500
Task 12.8 Website Support and Online Engagement Tools	\$12,000
Task 12.9 Preparation of the Area Plan	\$60,000
Task 12.10 Environmental Analysis (Within Scope of GPU EIR)	\$0
Task 12.11 Planning Commission & City Council Study Sessions and Public Hearings	\$11,500
Task 12.12 Meetings & Administration	\$25,000
<b>TOTAL Phase 12 (Aviation-Artesia Corridor Area Plan)</b>	<b>\$224,100</b>

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**Phase 13. General Plan Vision 2040**

Task 13.1 Meetings and Administration	\$15,000
<b>TOTAL Phase 13. General Plan Vision 2040</b>	<b>\$15,000</b>

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**Phase 14. General Plan/Zoning Consistency Analysis**

<b>TOTAL Phase 14. General Plan/Zoning Consistency Analysis</b>	<b>\$16,500</b>
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<b>Subtotal</b>	<b>\$452,100</b>
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<b>Reimbursable:</b>	<b>\$10,280</b>
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**Contingency (10%)**

**\$45,210**

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**GRAND TOTAL**

**\$507,590**

Notes: Reimbursable expenses are estimated above and include the costs for printing, photography, copies, blueprinting, and deliveries. The above budget is an estimate. Actual reimbursable expenses will be billed at cost plus 12.5%.

**i. Modification**

Except as expressly set forth herein, the Agreement shall continue in full force and effect. The Agreement together with this First Amendment constitute the entire agreement between the parties and supersedes any previous oral or written agreement. In the event of any inconsistency between this First Amendment and the Agreement, the terms of this First Amendment shall prevail. This first Amendment may be modified or amended only by a subsequent writing executed by all of the parties and approval by the City Council.

**[SIGNATURES ON FOLLOWING PAGE]**






IN WITNESS WHEREOF, the parties have entered into this First Amendment as of this 19<sup>th</sup> day of December 2017.

CITY OF REDONDO BEACH  
A chartered municipality

PLACEWORKS, INC.,  
a California Corporation

  
\_\_\_\_\_  
William C. Brand, Mayor

By:   
\_\_\_\_\_  
Name: Brian Juola  
Title: Principal

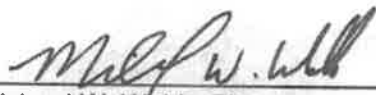
ATTEST:

  
\_\_\_\_\_  
Eleanor Manzano, City Clerk

APPROVED:

  
\_\_\_\_\_  
Jill Buchholz, Risk Manager

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Michael W. Webb, City Attorney





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/29/2017

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).

<b>PRODUCER</b> Marsh Risk & Insurance Services 17901 Von Karman Avenue, Suite 1100 (949) 399-5800; License #0437153 Irvine, CA 92614 Attn: NewportBeach.CertRequest@marsh.com/F: 212-948-4323 980627-01-17-18	<b>CONTACT</b> NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:  <b>INSURER(S) AFFORDING COVERAGE</b>  <b>INSURER A:</b> Crum & Forster Specialty Insurance Co <b>INSURER B:</b> Travelers Property Casualty Company Of America <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	<b>FAX</b> (A/C, No):  <b>NAIC #</b>  44520 25674
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## COVERAGES

CERTIFICATE NUMBER:

LOS-002020368-03

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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BI & PD Ded. \$5,000  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		EPK118128	07/01/2017	07/01/2018	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 6,000,000 PRODUCTS - COMPROP AGG \$ 5,000,000 Contractors Pollution \$ 5,000,000
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		BA7E37616717CAG	07/01/2017	07/01/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Comp/Coll Deductibles \$ \$1,000
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ OTHER \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under: DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A	UB7E37616717	07/01/2017	07/01/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 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 included as additional insured (except workers' compensation) where required by written contract. This insurance is primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the named insured and where required by written contract with respect to General Liability.

## 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  
of Marsh Risk & Insurance Services

Rosalyn Martinez

*R. Martinez*

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AGENCY CUSTOMER ID: 980627

LOC #: Irvine



## ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

<b>AGENCY</b> Marsh Risk & Insurance Services		<b>NAMED INSURED</b> Placeworks Dba: The Planning Center Design Community & Environment 3 MacArthur Place, Suite 1100 Santa Ana, CA 92707	
<b>POLICY NUMBER</b>		<b>EFFECTIVE DATE:</b>	
<b>CARRIER</b>	<b>NAIC CODE</b>		

### ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

**Errors & Omissions Retro Dates:**

7/1/99 - Planning Center, Inc.

1/1/87 - Design Community & Engineering Inc.

EPK-118128

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED  
WITH WAIVER OF SUBROGATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
CONTRACTORS POLLUTION LIABILITY COVERAGE PART  
ERRORS AND OMISSIONS LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) or Organization(s) Where Required By Written Contract.

- A. **SECTION III - WHO IS AN INSURED** within the Common Provisions is amended to include as an additional insured the person(s) or organization(s) indicated in the Schedule shown above, but only with respect to liability arising out of "your work" for that person or organization performed by you, or by those acting on your behalf.
- B. As respects additional insureds as defined above, this insurance also applies to "bodily injury" or "property damage" arising out of your negligence when the following written contract requirements are applicable:
1. Coverage available under this coverage part shall apply as primary insurance. Any other insurance available to these additional insureds shall apply as excess and not contribute as primary to the insurance afforded by this endorsement.
  2. We waive any right of recovery we may have against the person(s) or organization(s) indicated in the Schedule shown above because of payments we make for injury or damage arising out of "your work" performed under a written contract with that person(s) or organization(s).
  3. The term "additional insured" is used separately and not collectively, but the inclusion of more than one "additional insured" shall not increase the limits or coverage provided by this insurance.

This Endorsement does not reinstate or increase the Limits of Insurance applicable to any "claim" to which the coverage afforded by this Endorsement applies.

**ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.**