

**CITY OF REDONDO BEACH
HARBOR COMMISSION AGENDA
Monday, June 1, 2020
CITY COUNCIL CHAMBERS**

**THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR NEWSOM ON MARCH 17, 2020.**

6:30 P.M. - OPEN SESSION - SPECIAL MEETING

**ALL HARBOR COMMISSIONERS ARE PARTICIPATING BY
TELECONFERENCE/VIRTUAL MEETING. MEMBERS OF THE PUBLIC MAY
ONLY PARTICIPATE BY eCOMMENT OR EMAIL.**

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**eCOMMENT: WRITTEN COMMUNICATION MAY BE ENTERED DIRECTLY ON WEBSITE
AGENDA PAGE:**

- 1) Public comments can be entered before and during the meeting. (Public comments will be read aloud during the meeting and are available for public view and by the commissioners.)
- 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. Users may only comment once for each item.

**EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED
DOCUMENTS BEFORE 3PM DAY OF MEETING:**

Written materials that include attachments 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. Email Waterfront@redondo.org

6:30 P.M. - OPEN SESSION - SPECIAL MEETING

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. SALUTE TO THE FLAG**
- D. APPROVE ORDER OF AGENDA**
- E. BLUE FOLDER ITEMS**

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

- E.1. [For Blue Folder Documents Approved at the Harbor Commission Meeting](#)**

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.

F.1. [APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF JUNE 1, 2020](#)

F.2. [APPROVAL OF THE FOLLOWING MINUTES: MARCH 9, 2020](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. EX PARTE COMMUNICATIONS

I. PUBLIC HEARINGS

I.1. [PUBLIC HEARING FOR THE CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY ON PROPERTY LOCATED WITHIN A COASTAL COMMERCIAL \(CC-4\) ZONE, IN THE COASTAL ZONE AT 655 N. HARBOR DRIVE \(CUP-2020-03;CDP-2020-04\)](#)

[PROCEDURES:](#)

[A. OPEN PUBLIC HEARING; TAKE TESTIMONY; AND](#)

[B. CLOSE PUBLIC HEARING; AND](#)

[C. ADOPT A RESOLUTION BY TITLE ONLY APPROVING THE EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, AND COASTAL DEVELOPMENT PERMIT SUBJECT TO THE FINDINGS AND CONDITIONS CONTAINED THEREIN.](#)

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

J. ITEMS FOR DISCUSSION PRIOR TO ACTION

J.1. [DISCUSSION AND POSSIBLE ACTION REGARDING HARBOR COMMISSION INPUT RELATED TO THE CITY OF REDONDO BEACH PROPOSED FY 2020-2021 BUDGET AND FY 2020-2025 CAPITAL IMPROVEMENT PROGRAM](#)

J.2. [DIRECTOR'S REPORT](#)

[Staff recommendation: Receive and file](#)

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. MEMBER ITEMS AND REFERRALS TO STAFF

M. ADJOURNMENT

The next meeting of the Harbor Commission of the City of Redondo Beach will be a Regular meeting to be held on Monday, July 13, 2020 at 6:30 p.m. in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.



Administrative Report

E.1., File #HC20-1003

Council Action Date:6/1/2020

TITLE

For Blue Folder Documents Approved at the Harbor Commission Meeting



Administrative Report

F.1., File #HC20-0990

Council Action Date:6/1/2020

TITLE

APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF JUNE 1, 2020

Waterfront & Economic
Development Department

415 Diamond Street
Redondo Beach, CA 90277

tel 310-372-1171
fax 310-937-6621

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 Harbor Commission

Posting Type Special Meeting Agenda

Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
 ✓ City Hall Kiosk

Meeting Date & Time June 1, 2020, 6:30 pm

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

Laurie Koike, Manager

Date: May 28, 2020



Administrative Report

F.2., File #HC20-0991

Council Action Date: 6/1/2020

TITLE

APPROVAL OF THE FOLLOWING MINUTES: MARCH 9, 2020

MINUTES OF THE REDONDO BEACH HARBOR COMMISSION MEETING MARCH 9, 2020

1. CALL TO ORDER

A regular meeting of the Harbor Commission was called to order by Chair Kilroy at 6:30 p.m. in the City Council Chambers, 415 Diamond Street, Redondo Beach, CA.

2. ROLL CALL

Commissioners Present: Bauer, Carlson, Dalton, Light, Kilroy, Walters

Commissioner Absent: Callahan

Officials Present: Stephen Proud, W.E.D. Director
Laurie Koike, W.E.D.
Elizabeth Hause, W.E.D.
Geraldine Trivedi, Engineering
Antonio Gardea, Senior Planner
Maria Shafer, Recording Secretary

3. SALUTE TO THE FLAG

Commissioner Bauer led the assembly in the salute to the flag.

I. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Dalton, seconded by Commissioner Bauer to approve the order of the agenda. Motion unanimously approved.

II. BLUE FOLDER ITEMS - None

III. CONSENT CALENDAR

4. Approval of Affidavit of Posting for the Harbor Commission Meeting of March 9, 2020

5. Approval of the Following Minutes: February 10, 2020

Motion to approve the Consent Calendar made by Commissioner Carlson, motion seconded by Commissioner Dalton. Motion unanimously approved.

IV. EXCLUDED CONSENT CALENDAR ITEMS - None

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

VI. EX PARTE COMMUNICATIONS

Commissioner Dalton reported speaking with representatives from the King Harbor Ocean Enhancement Foundation regarding the Public Hearing item.

VII. PUBLIC HEARINGS

6. Consideration of a request for a Conditional Use Permit and Harbor Commission Design Review to allow the Construction and Replacement of existing Harbor Patrol/County Lifeguard and Public Sewage Pump Out Floating Dock facilities on property located at 280 Marina Way (Mole B) in King Harbor, Zoned Coastal Commercial CC-4.

Motion to open the Public Hearing made by Vice Chair Light, motion seconded by Commissioner Dalton. Motion unanimously approved.

W.E.D. Director Stephen Proud introduced the item addressing the purposes of the hearing and conditional use permit, prior approval in concept by the Harbor Commission, and deferred to Jerry Holcomb, Moffatt and Nichol, for a presentation.

Jerry Holcomb, Moffatt and Nichol, addressed the project location, an overview of the project, existing conditions, proposed site plan, steps taken to date, impacts to biological resources, next steps and the project schedule.

Vice Chair Light reported the current floats are deteriorating and foam is going into the harbor, and Mr. Holcomb confirmed the precast concrete fully encapsulates the foam; addressed consideration of sea-water rise and discussed the possibility of a wider gangway in the future, although it is not part of the present design. Sea-level rise will be accounted for as part of future gangway improvements.

Commissioner Carlson referenced the options in the construction-phasing plan with Option 2 having staging behind the Lanakila canoes and encouraged Mr. Holcomb to discuss it with the club, as it would block a lot access for them.

Commissioner Dalton asked about the need for additional parking with the addition of two slips and Mr. Holcomb stated existing parking is sufficient.

Chair Kilroy invited public comments. There was no response and Chair Kilroy closed public comments.

Vice Chair Light proposed a condition that the construction and final design will not preclude the ability to collocate a white seabass grow facility.

Commissioner Dalton agreed with Vice Chair Light's proposal, including amending the CUP to allow for future location of a white seabass grow facility.

Vice Chair Light recommended a condition that there will be no substantive impact to the canoe club operations and another condition ensuring that the proposed 24" box trees are eight palm trees or native trees.

In reply to Commissioner Bauer's question regarding the purpose of a marine biological study when the project is exempt from CEQA, Mr. Holcomb reported the regulatory agencies require it, as part of the application process, and listed the data studied and the results of the study, which showed no significant impacts. He added it is part of the whole application process which has not yet been deemed, complete.

In terms of adding a condition related to the white seabass operation, W.E.D. Director Proud warned against giving the perception that the use for a white seabass operation has been approved; but rather that the design could accommodate it. It is not being permitted as part of this CUP but, with the addition of Vice Chair Light's proposed condition, it is setting the stage for the Commission to consider whether the use should be authorized as part of the existing location, in a future meeting.

Discussion followed regarding the white seabass program being part of a separate permitting process via a separate CUP that would be unique to the white seabass program.

Director Proud discussed noticing for this Public Hearing, noting it was not noticed to discuss and consider the white seabass program.

Commissioner Dalton spoke about ensuring the white seabass program is recognized as a potential solution in the harbor.

Director Proud stated the proposed condition will send the signal that the design of this facility shall accommodate the white seabass program as a potential use.

Senior Planner Antonio Gardea noted the scope of the Commission's consideration at this time, is limited and stated the white seabass program will need to go through a separate permitting and entitlement process. Currently, there is no application for a white seabass program. Regarding the 24" box trees, he reported the City encourages the use of native, drought-tolerant plants and discourages the use of palm trees.

Commissioner Carlson suggested Commissioner Dalton reach out to Hubbs-Sea World Institute and other grow-out facilities to review their CUPs in order to start the paperwork and addressed the construction schedule, noting there will be no place for the white seabass program until 2022.

Fire Chief Metzger stated he has no issues with a white seabass grow-out facility but expressed concerns regarding impacts to two, separate emergency operations, Harbor Patrol and L.A. County's Lifeguard operations. Before impacts can be determined, he would reluctant to put anything forward that would suggest endorsement of the white seabass program at that location.

Chair Kilroy asked that staff add consideration of the white seabass program to a future Harbor Commission meeting agenda.

Commission Carlson suggested not agendizing the item, but rather consider the CUP application as soon as possible.

Director Proud stated discussion should occur prior to the CUP.

Motion to close the Public Hearing made by Commissioner Carlson, motion seconded by Commissioner Bauer. Motion unanimously approved.

Motion to approve a Conditional Use Permit and Harbor Commission Design Review to allow the Construction and Replacement of existing Harbor Patrol/County Lifeguard and Public Sewage Pump Out Floating Dock facilities on property located at 280 Marina Way (Mole B) in King Harbor, Zoned Coastal Commercial CC-4 with the following additional Conditions of Approval:

Condition No. 8: That the design and construction of the project shall not preclude the future siting of a white seabass grow-out facility at this location. The white seabass grow-out facility is

subject to and additional permit which shall be brought before the Harbor Commission, in the future.

Condition No. 9: That the construction of the project shall be coordinated with the Outrigger Canoe Club to ensure minimum impacts to the Outrigger Canoe Club operations of activities.

Condition No. 10: That the project, as constructed, shall accommodate sea-level rise.

Modify Condition No. 3: That the required trees shall be native trees or palm trees.

by Vice Chair Light, seconded by Commissioner Dalton. Motion unanimously approved.

VIII. ITEMS FOR DISCUSSION PRIOR TO ACTION

7. Discussion and Possible Action on Recommendations from Harbor Commission to City Council regarding 10-Year goals for the City's Strategic Plan

Director Proud presented the report and a draft of the letter to be forwarded to Council with the Harbor Commission's recommendations regarding the 10-year goals for the City's Strategic Plan.

Commissioner Carlson addressed Council's request, the methodology in developing the letter and the contents, including adding the AES project as a ten-year goal.

Members of the Commission offered edits to the letter and Vice Chair Light referenced an email from Mark Hanson with recommendations including considering a potential mast-up boat storage on the AES site, including larger keel boats on trailers, SUPs, powerboats and small-craft storage and the addition of boat brokerages, dealerships and water-accessible restaurants.

Discussion followed regarding considerations that will be give as part of the larger AES master plan.

Chair Kilroy opened public comments. There was no response and Chair Kilroy closed public comments.

Motion to approve the letter listing the Harbor Commission's recommendations regarding the 10-year goals for the City's Strategic Plan, as written, and forward it to the City Council, made by Vice Chair Light, motion seconded by Commissioner Bauer. Motion unanimously approved.

8. Director's Report

Director Proud mentioned the following past and upcoming City Council meeting items:

Previous Council Items

- Council approved the assignment of the Marina Cove leasehold

Miscellaneous Follow-up Items

- No significant updates regarding Harbor Drive and Yacht Club Way
- Repairs on the pier garage continue
- Bait barge operation negotiations are in progress
- Status of enforcing bike speeding on the pier
- Status of Harbor dredging

Upcoming Events

- Yoga on the Pier
- Movie Night on the Pier
- Sonar operations

He addressed items to be considered by the Harbor Commission at its April meeting.

IX. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

X. MEMBER ITEMS AND REFERRALS TO STAFF

Vice Chair Light discussed an update on the AES powerplant site; reported the CPC has recommended that the powerplant run for an additional year and noted AES had turned on their de-watering pumps resulting in diminishing ponds but stopped as a result of direction from the Coastal Commission. Additionally, he spoke about a communication from Councilmember Emdee regarding the Harbor Commission considering expanding the boat ramp, seaside lagoon and the sports fishing pier.

Commissioner Dalton felt there is no harm in discussing options for Mole D and Director Proud reported it should not be the subject of discussion, pending resolution of the Center Cal lawsuit.

Commissioner Carlson commended staff on the recent Kite Festival and discussed an article in California Fish and Wildlife Journal regarding black seabass as an endangered species; noted a nursing site around Redondo Canyon and reported there are no juveniles present there in the first half of the year. Therefore, the harbor dredging project should be scheduled during the first half of the year and urged staff to make sure to use clean sand.

Chair Kilroy suggested the Harbor Commission would like to weigh in, in general, on leaseholds in the harbor, especially for slip operators and Director Proud referenced the City's Lease Renewal Guidelines and suggested a future review of same.

XI. ADJOURNMENT

Motion to adjourn made by Chair Kilroy, motion seconded by Commissioner Bauer. Motion unanimously approved.

At 8:32 p.m., Chair Kilroy adjourned the meeting to the next regular meeting on April 13, 2020.

Respectfully submitted,



Stephen Proud, Director
Waterfront & Economic Development



Administrative Report

I.1., File #HC20-0980

Council Action Date: 6/1/2020

To: HARBOR COMMISSION

From: ANTONIO GARDEA, SENIOR PLANNER

TITLE

PUBLIC HEARING FOR THE CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY ON PROPERTY LOCATED WITHIN A COASTAL COMMERCIAL (CC-4) ZONE, IN THE COASTAL ZONE AT 655 N. HARBOR DRIVE (CUP-2020-03; CDP-2020-04)

PROCEDURES:

- A. OPEN PUBLIC HEARING; TAKE TESTIMONY; AND
- B. CLOSE PUBLIC HEARING; AND
- C. ADOPT A RESOLUTION BY TITLE ONLY APPROVING THE EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, AND COASTAL DEVELOPMENT PERMIT SUBJECT TO THE FINDINGS AND CONDITIONS CONTAINED THEREIN.

DEPARTMENT'S RECOMMENDATION:

The Community Development Department recommends that the Harbor Commission approve the Conditional Use Permit and Coastal Development Permit, subject to the findings and conditions listed in the staff report and adopt the attached resolution.

BACKGROUND

The proposed AT&T wireless telecommunications facility will be installed within an existing architectural tower on the existing Shade hotel building located at 655 North Harbor Drive. The hotel is located within an area zoned as Coastal Commercial (CC-4). This zone allows the use of properties for the operation of public utility facilities as wireless telecommunication facilities (provided that a Conditional Use Permit is obtained and that the design is compatible with buildings on the site and with the surrounding neighborhood).

DETAILED DESCRIPTION OF REQUEST:

AT&T proposes to construct a new wireless telecommunication facility (WTF) at 655 North Harbor Drive. The proposed equipment will be architecturally screened from public view as AT&T proposes to install the WTF within a reconstructed stairway tower. Conduit for power and telecommunications conduit, as well as a walking pad pathway, would be installed on the rooftop. The applicant also proposes to install a temporary generator connection at the base of the tower. The addition of the antennae and equipment will not add any height to the existing building.

The proposed installation includes nine (9) - 6'-0" tall panel antennas; twenty-seven (27) remote radio

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units; a GPS antenna; six (6) equipment cabinets; two (2) surge suppressors; a battery cabinet; power cabinet; two (2) fan units; and an electrical panel within the stairway tower. The plans show AT&T will reconstruct the top ten feet (10'-0") of the tower with fiber-reinforced plastic ("FRP") walls matching the existing materials. Sections of the tower wall where there are two vents will be closed to accommodate the electrical panels, equipment cabinets, and ladder for access from the equipment room to the antennae area. A new access panel and ladder from the roof level will be opened along the south side of tower. Two (2) new air conditioning condenser units would be installed immediately adjacent to the tower. The point of connection for the new power and telecommunications conduit is located adjacent to existing condenser units and connect to the first floor electrical room. Although the application originally included installation of a back up generator, it was ultimately omitted from the architectural plan re-submittal for the application with only a connection for a back-up generator.

EVALUATION OF REQUEST:

Coastal Development Permit

Pursuant to Redondo Beach Municipal Code Section 10-5.2208(a)(2) of the Coastal Land Use Implementing Ordinance, any improvement to an existing structure (other than a single-family residence or public works facility) that changes the intensity of use of the structure or any improvements on property that is located between the sea and the first public road paralleling the sea, when the improvement results in the construction of an additional story or loft, requires approval of a Coastal Development Permit.

The Harbor Commission must consider and make the following three findings of fact as included in the Resolution in order to approve the Coastal Development Permit:

- (1) That the proposed development is in conformity with the Certified Local Coastal Program (LCP).
- (2) That the proposed development, if located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).
- (3) That the decision-making body has complied with any California Environmental Quality Act (CEQA) responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.

The LCP anticipates that the area designated as Coastal Commercial be developed with a variety of visitor accommodations and services. The proposed addition of a wireless telecommunications facility (WTF) to the existing hotel enhances the cell phone coverage for patrons of the hotel and the surrounding coastal area. Since the WTF is housed within a decorative tower element of the hotel and is unmanned with the exception of occasional maintenance, the facility does not impede public access and adversely affect public recreation opportunities within the Harbor Area. As indicated in the Environmental Status section below, a CEQA categorical exemption declaration is prepared for the proposed project. Conversion of existing small structures from one use to another where only minor

changes are made to the exterior of the structure and installations of interior partitions and electrical conveyances are exempt from the provisions of CEQA.

The applicant proposes to reconstruct the top ten feet of the existing tower adding an intermittent level, akin to a loft, that would house the proposed WTF antennae. The stairway tower will be reconstructed to appear the same as the existing design and not exceed the existing height of fifty feet, nine inches (50'-9"). The project was arrived at after discussions between the applicant and the Planning Division. Staff is not supportive of placing a permanent back-up generator at the front of the building that could not be screened from public view. As noted above only a connection for a generator is proposed at this time. A condition of approval is included that limits the duration that a back up generator could be placed on the site to power the WTF equipment.

Conditional Use Permit

Pursuant to Sections 10-5.810 and 10-5.2506 of the Redondo Beach Municipal Code, the proposed unattended wireless telecommunications facility is classified as a "Antennae for public communications" and is conditionally permitted within the Coastal Commercial (CC-4) zone. Such facilities are conditionally permitted in all zones, subject to the zone's development standards. The Harbor Commission must consider the specific Conditional Use Permit (CUP) criteria and make the findings of fact in the Resolution. The criteria requires that the site be of an adequate size to accommodate the proposed installation; that adequate street access be provided; and that the installation will not have an adverse impact upon the public health, safety, convenience, interest and general welfare.

The site is adequate in terms of size and is appropriate for the installation of the proposed equipment, given that the unattended telecommunications facility will not change the main use of the building, which is a hotel. The site is directly accessible from Harbor Drive and access to the proposed equipment is from the existing rooftop stairway. The installation will not have an adverse impact upon the public health, safety, convenience, interest and general welfare because the location of the equipment is not accessible to the public and does not interfere with the ongoing use of the hotel building.

Based on a review of the plans by the Community Development Department, approval of the project is recommended.

ENVIRONMENTAL STATUS:

Pursuant to the California Environmental Quality Act (CEQA), Sections 15301 and 15303 of the CEQA Guidelines, the proposed project is categorically exempt from the preparation of environmental analyses. The proposed project consists of reconstruction of a decorative stairwell tower on an existing hotel building to house a wireless telecommunications facility. Class 1 exempts installation of small new equipment where minor exterior modifications are made and includes alterations involving interior partitions and electrical conveyances. Class 3 exempts construction of new, small facilities and converting a small structure from one use to another. The interior of the tower would be reconstructed to separate the equipment room from the antennae with ladder access between the roof level, equipment level, and the antenna area. The project involves installation of electrical and

telecommunications conduit along the roof which connects to the electrical room on the first floor of the hotel. A connection for a back-up generator would be installed at the ground level. As part of the project, two air conditioning condenser units would be relocated to the roof immediately adjacent to the decorative tower.

ATTACHMENTS

CEQA Exemption Declaration

Draft Resolution

Applications

Architectural Drawings

Elevation Rendering



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: May 15, 2020

PROJECT ADDRESS: 655 N. HARBOR DRIVE (SHADE HOTEL)

PROPOSED PROJECT: Consideration of an Exemption Declaration, Conditional Use Permit, and Coastal Development Permit to allow the installation and operation of a wireless telecommunication facility on property located within a Coastal Commercial (CC-4) zone, in the Coastal Zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Sections 15301 and 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which state, in part, that: Leasing and minor alteration of existing private structures involving negligible or no expansion of the existing use; and Installation of small new equipment in small structures where only minor exterior modifications are made, respectively, are considered projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples include interior and exterior alterations involving such things as interior partitions and electrical conveyances. The key consideration is whether the project involves negligible or no expansion of use.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small

structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to electrical and other utility extensions and accessory (appurtenant) structures.

The proposed project consists of reconstruction of a decorative stairwell tower on an existing hotel building to house a wireless telecommunications facility. The interior of the tower would be reconstructed to separate the equipment room from the antennae with ladder access between the roof level, equipment level, and the antenna area. The project involves installation of electrical and telecommunications conduit along the roof which connects to the electrical room on the first floor of the hotel. A connection for a back-up generator would be installed at the ground level. As part of the project, two air conditioning condenser units would be relocated to the roof immediately adjacent to the decorative tower.

The subject site is located within the Coastal Zone but is not located within an area designated as an environmental resource of hazardous or critical concern, nor within an officially designated, State scenic highway, nor within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code, nor within a designated historic district. The Shade Hotel is not a historic resource. The project is not a successive project in the same place that may have a cumulative impact over time nor will the project have a significant effect on the environment due to unusual circumstances.

Antonio Gardea

Antonio Gardea, AICP
Senior Planner

RESOLUTION NO. *****

A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY (ANTENNAE FOR PUBLIC COMMUNICATIONS) LOCATED AT 655 HARBOR DRIVE (SHADE HOTEL), WITHIN THE CITY'S COASTAL ZONE

WHEREAS, on September 12, 2011 and October 8, 2012, the Harbor Commission considered and approved Mitigated Negative Declaration No. 2011-05-MND-002, Conditional Use Permits, Harbor Commission Design Review Permits, and Coastal Development Permits (Resolution No. 2011-09-HC-001, 2011-09-HC-002, & 2012-10-HCR-003) for the construction of a 54-room hotel on property located at 655 N. Harbor Drive; and

WHEREAS, on February 13, 2020, an application was filed by Coastal Business Group (Jessica Grevin) on behalf of AT&T to allow the construction of a wireless telecommunication facility (antennae for public communication) on property located with the Coastal Commercial (CC-4) zone; and

WHEREAS, notice of the time and place of the public hearing where the proposed project would be considered was provided pursuant to State law and local ordinance by publication in the Easy Reader, by posting notices every 200 hundred feet in the subject area within the Coastal Zone, and by mailing notices to property owners within 300 feet and residents within 100 feet of the exterior boundaries of the subject area within the Coastal Zone; and

WHEREAS, the Harbor Commission of the City of Redondo Beach held the public hearing on the 1st day of June, 2020, at which time all interested parties were given an opportunity to be heard and to present evidence.

NOW, THEREFORE, THE HARBOR COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FIND:

1. In accordance with Redondo Beach Municipal Code Section 10-5.810 of the Coastal Land Use Implementing Ordinance, the proposed wireless telecommunications facilities (Antennae for Public Communication), is a conditionally permitted use within the Commercial (CC-4) zone.
2. In accordance with Sections 10-5.810 and 10-5.2506(b) of the Redondo Beach Municipal Code, approval of the request for a Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:

- a. The site for the proposed use shall be in conformity with the General Plan and the Coastal Land Use 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 by this chapter to adjust such use with the land and uses in the neighborhood. *The City is committed to ensuring the availability, operation and maintenance of an adequate and modern telecommunications system to meet the needs of existing and new development within the CR - Commercial Recreation (Harbor/Pier Zone 3 – Sub Area 3a) as designated in the Certified Coastal Land Use Plan.*
 - b. The site for the proposed use 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. *The site is adequate in terms of size and is appropriate for the installation of the proposed telecommunications equipment, given that the unattended facility will not change the primary use of the building, which is a hotel. The site is directly accessible from Harbor Drive and access to the proposed equipment is from an existing rooftop stairway.*
 - c. The proposed use shall have no adverse effect on abutting property or the permitted use thereof. *The installation will not have an adverse impact upon the public health, safety, convenience, interest and general welfare because the telecommunications facility is concealed within an existing decorative tower element and would be imperceptible to the public. The top ten feet of the tower will be reconstructed with radio frequency transparent materials that will match the existing exterior finishes. The location of the equipment is not accessible to the public and does not interfere with the ongoing use of the hotel building.*
 - d. 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. *Conditions of approval include a limitation on the amount of time that a temporary generator could be operational on the site. The limitation is for a maximum of three days. Other conditions of approval address FCC radio frequency emissions compliance, such as posting required signage in visible locations. No other screening methods, setbacks, or landscaping are deemed necessary as the facilities are entirely concealed within the decorative tower.*
3. In accordance with Chapter 5, Title 10 of the Redondo Beach Municipal Code Section 10-5.2208(a)(2) of the Coastal Land Use Implementing

Ordinance, approval of the request for a Coastal Development Permit is in accord with the criteria set forth therein for the following reasons:

- a. The proposed development is in conformity with the Certified Local Coastal Program (LCP). *The LCP anticipates that the area designated as Coastal Commercial be developed with a variety of visitor accommodations and services. The proposed addition of a wireless telecommunications facility (WTF) to the existing hotel enhances the cell phone coverage for patrons of the hotel and the surrounding coastal area.*
 - b. The proposed development, if located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200). *The wireless communication facility is housed within a decorative tower element of the hotel and is unmanned with the exception of occasional maintenance, the facility does not impede public access and adversely affect public recreation opportunities within the Harbor Area.*
 - c. The decision-making body has complied with any California Environmental Quality Act (CEQA) responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available. *A CEQA categorical exemption declaration is prepared for the proposed project. Conversion of existing small structures from one use to another where only minor changes are made to the exterior of the structure and installations of interior partitions and electrical conveyances are exempt from the provisions of CEQA. A Mitigate Negative Declaration was adopted previously for the hotel project (Harbor Commission Resolution No. 2012-10-HC-002).*
4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Sections 15301 and 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). *A categorical exemption declaration is prepared for the proposed project. Conversion of existing small structures from one use to another where only minor changes are made to the exterior of the structure and installations of interior partitions and electrical conveyances are exempt from the provisions of CEQA.*

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

SECTION 1. Based on the above findings, the Harbor Commission does hereby approve the Exemption Declaration, Conditional Use Permit, and Coastal Development Permit pursuant to the plans and applications considered by the Harbor Commission at its meeting of the 1st day of June, 2020.

SECTION 2. The Conditional Use Permit and Coastal Development Permit shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for the operation of an unattended wireless telecommunications facility within an existing structure and roof mounted equipment, as represented on the plans reviewed, modified and approved by the Harbor Commission at its meeting of June 1, 2020. The installation of the facility shall substantially conform to the approved plans and specifications, as modified by these conditions.
2. The Waterfront and Economic Development Department shall be authorized to approve minor changes.
3. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Harbor Commission for a decision prior to the issuance of a building permit.
4. The Harbor Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
5. The exterior finishes shall match the color and texture of the existing tower, subject to final inspection by the Harbor and Economic Development Department.
6. The installation shall comply with all applicable codes and regulations implemented by the Building Department and other agencies with jurisdiction over the facility.
7. Upon cessation of the use and operation of the telecommunications facility, all equipment, including, but not limited to the roof-mounted antennas and cabinets, shall be immediately removed from the property.
8. The operator shall provide for the sharing of the antenna structure for use by potential future applicants where it is technically feasible and where this will reduce adverse visual impacts resulting from separate structures and/or groupings of antennas.

9. The applicant shall provide the Fire Department with a report regarding the storage of batteries, and any other hazardous materials on the premises, prior to issuance of a building permit for the installation.
10. In the event of a power outage, the temporary generator may connected and operate for a maximum of 72 hours.

FCC Radio Frequency Emissions Compliance Conditions

11. AT&T shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign at the access point(s) to the rooftop and tower that houses the antennae. AT&T shall place the signs required under this condition so that a person may clearly see and understand the sign as he or she approaches the rooftop and the tower along the pathway.
12. AT&T shall install and at all times maintain in good condition an "RF Notice" adjacent to each sector of antennas on the rooftop. AT&T shall place the signs required under this condition so that a person may clearly see and understand the sign as he or she approaches the antenna sectors.
13. AT&T shall ensure that all signs comply with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol, and content conventions. All such signage shall at all times provide a working local or toll-free number to its network operations center, and such telephone number shall be able to reach a live person who can exert transmitter power-down control over this site as required by FCC.

SECTION 3. The approved Conditional Use Permit and Coastal Development Permit shall become null and void if not vested within 36 months after the Harbor Commission's approval of the project.

SECTION 4. Prior to seeking judicial review of this Resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this Resolution in which to file an appeal.

FINALLY RESOLVED, that the Harbor Commission forward a copy of this Resolution to the City Council so the Council will be informed of the action of the Harbor Commission.

PASSED, APPROVED, AND ADOPTED this 1st day of June, 2020.

, Chair
Harbor Commission
City of Redondo Beach

ATTEST:

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

I, Stephen Proud, Waterfront and Economic Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. **** was duly passed, approved and adopted by the Harbor Commission of the City of Redondo Beach, California, at a regular meeting of said Harbor Commission held on the 1st day of June 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephen Proud
WED Director

APPROVED AS TO FORM:

City Attorney's Office

CITY OF REDONDO BEACH
PLANNING DIVISION

PLANNING DIVISION
REVIEWED BY:

AG

DATE REVIEWED:

2/13/20

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 655 N Harbor Dr	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:	ZONING:
	LOT: BLOCK: TRACT:	
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)	
	SITE SIZE (SQ. FT.): GROSS FLOOR AREA (SQ. FT.) FLOOR AREA RATIO:	
	RECORDED OWNER'S NAME: Redondo Beach Hospitality MAILING ADDRESS: 321 12th Street Redondo Beach, CA TELEPHONE: 310-880-0180	AUTHORIZED AGENT'S NAME: Jessica Grevin on Behalf of AT&T MAILING ADDRESS: 24310 Moulton Pkwy Suite O #1009 Laguna Hills, CA 92637 TELEPHONE: 949-336-1550
	APPLICANT'S NAME: AT&T MAILING ADDRESS: 1452 Edinger Ave 3rd Floor Tustin, CA TELEPHONE:	PROJECT ARCHITECT/FIRM/PRINCIPAL: DCI Pacific MAILING ADDRESS: 26 Executive Park, Irvine, CA 92614 TELEPHONE: LICENSE NO. C-18015
B	REQUEST	
	<p>The applicant requests a Conditional Use Permit to use the above described property for the following purposes:</p> <p style="text-align: center;">Install new wireless facility inside an existing stairwell at the Shade Hotel. Install (9) Antennas, (27) RRUs, (1) GPS antenna, Install new equipment cabinets and (1) Generator</p>	

C SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

1. Describe existing site improvements and their present use. If vacant, please specify.

Existing use of the property is a hotel. The wireless facility is going to be placed inside an empty faux stair well with FRP around the antennas.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

AT&T will not be making any substantial changes to the design of the faux stairwell. AT&T will be adding new cabinets and generator near the current SCE cabinets on the ground of the hotel.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

The new site is not located in the public right away

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.

The new cell site will provide coverage to the nearby public and first responders

The new cell site will provide coverage to the nearby public and first responders

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

The new site will be fully screens on the rooftop of the existing hotel. The physical appearance of the hotel will not change.

The new site will be fully screens on the rooftop of the existing hotel. The physical appearance of the hotel will not change.

[illegible][illegible]

CITY OF REDONDO BEACH

PLANNING DIVISION

**APPLICATION FOR COASTAL DEVELOPMENT PERMIT
(or application for exemption or categorical exclusion)**

RECEIVED BY: ACG
DATE RECEIVED: 2/13/20
FILE NUMBER: CDP-2020-04

PLEASE NOTE: Within 30 days of receipt of an application, the Planning Division will inform the applicant in writing if the application is incomplete, and what items must be submitted to complete the application. Processing of the application will not begin until it is complete, pursuant to Section 10-5.2210 of the Municipal Code.

Application is hereby made to the City of Redondo Beach, for a Coastal Development Permit, pursuant to Article 10 of Chapter 5, Title 10 of the Redondo Beach Municipal Code.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 655 N Harbor Dr	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: BLOCK: TRACT:	ZONING:
	RECORDED OWNER'S NAME: Redondo Beach Hospitality MAILING ADDRESS: 321 12th Street Redondo Beach, CA TELEPHONE: 310-880-0180	AUTHORIZED AGENT'S NAME: Jessica Grevin/ Coastal Business Group MAILING ADDRESS: 24310 Moulton Pkwy Suite O #1009 Laguna Hills, Ca 92637 TELEPHONE: 949-336-1550
	PROJECT DEVELOPER: MAILING ADDRESS: TELEPHONE:	PROJECT ARCHITECT/FIRM/PRINCIPAL: DCI Pacific MAILING ADDRESS: 26 Executive Park Irvine, Ca 92614 TELEPHONE: LICENSE NO.
B	TYPE OF APPLICATION (Consult with Planning Department staff)	
	<input type="checkbox"/> Exempt <input type="checkbox"/> Categorical Exclusion <input type="checkbox"/> Coastal Development Permit public hearing waiver <input type="checkbox"/> Coastal Development Permit public hearing required	

C	PROJECT DESCRIPTION. (Provide a detailed description of the project.)
	<p style="text-align: center;"> Install new wireless facility on the roof of the Shade hotel within the faux stairwell. We will install (9) New Antennas, (27) RRus, (1) GPS antenna, New equipment cabinets and (1) back up generator </p>
D	PROJECT INFORMATION: (Note: Please provide a detailed project description on a separate page.)
	<p>Where questions do not apply to your project, indicate “NOT APPLICABLE” or N.A.</p> <p>1. TYPE OF PROJECT</p> <p> <input checked="" type="checkbox"/> New <u>250 Approx</u> Sq. Ft. <input type="checkbox"/> Addition _____ Sq. Ft. <input type="checkbox"/> Demolition _____ Sq. Ft. <input type="checkbox"/> Change of use from _____ to _____ <input type="checkbox"/> Grading _____ Cu. Yds. <input type="checkbox"/> Fence _____ Height _____ Length _____ <input type="checkbox"/> Paving _____ Amount _____ <input type="checkbox"/> Other _____ </p>

2. ADDITIONAL INFORMATION

Note: If yes to any of the items b through h, please explain on a separate sheet.

- a. Has any application for development on this site been submitted previously to the California Coastal Zone Conservation Commission or Coastal Commission? ☐ YES ☒ NO
If yes, state previous Application Number:
- b. Are any utility extensions necessary to serve the project? If yes, explain. ☐ YES ☒ NO
- c. Does the development involve diking, filling, dredging or placing structures in open coastal waters? If yes, explain and indicate whether the U.S. Army Corps of Engineers Permit has been applied for.
☐ YES ☒ NO
- d. Will the development extend into or adjoin any beach, tidelands, submerged lands or public trust lands?
☐ YES ☒ NO
- e. Is the development in or near:
- Sensitive habitat areas? ☐ YES ☒ NO
 - 100 year floodplain? ☐ YES ☒ NO
 - Park or recreation area? ☐ YES ☒ NO
- f. Will the development harm existing lower-cost visitor and recreational facilities? ☐ YES ☒ NO
Will the development provide public or private recreational opportunities? ☐ YES ☒ NO
- g. Does the site contain any:
- Historic resources? ☐ YES ☒ NO
 - Archaeological Resources? ☐ YES ☒ NO
- h. Will the proposed development be visible from:
- Park, beach or recreation areas? ☐ YES ☒ NO
 - Harbor area? ☐ YES ☒ NO
- i. Is the project a "**Priority Project**" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? ☐ YES ☒ NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Low Impact Development (LID)* report attached?
☐ YES ☐ NO
- j. Is the a project with "**Planning priority project characteristics**" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? ☐ YES ☒ NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Low Impact Development (LID)* report attached?
☐ YES ☐ NO

E	SHOWINGS: Explain how the project is consistent with the Certified Local Coastal Program.
	<p>1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain.</p> <p>Yes, site is fully screened in Faux Stair Well on Roof</p>
	<p>2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.</p> <p>Yes, Site is located on the roof of the shade hotel. Public access will not be blocked.</p>

3. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g. removing parking used for access to the beach)? If yes, describe the effect.

No, the effect the publics access

OWNER'S AFFIDAVIT

Project address: Please see LOA attached.

Project description: _____

I (We) _____, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): _____

Address: _____

Phone No. (Res.) _____

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this ____ **day of** _____, **20**____

by _____, **proved to me on the basis of satisfactory**

evidence to be the person(s) who appeared before me.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Site Number: CLL06002 / 11585768

Property Address:

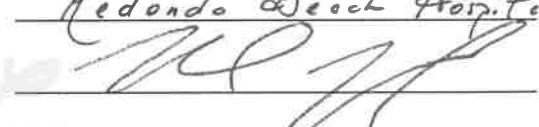
655 North Harbor Drive

Redondo Beach, CA (the "Property")

I, Redondo Beach Hospitality Co. LLC, lessor and possessor of the Property, authorize Coastal Business Group or their agent, to act as an agent on my behalf for the sole and limited purpose of reviewing and/or consummating any building or land-use applications necessary to facilitate AT&T Mobility's ability to use a defined portion of the Property for the purpose of constructing and operating a communications facility as has been described in writing to me by AT&T (the "Purpose"). I understand that the application for zoning/land use entitlements may be denied, modified, or approved with conditions by the City of Redondo Beach, and that such conditions or modifications must be complied with by AT&T prior to issuance of building permits to AT&T for the Purpose.

I further understand that signing this authorization is not to be construed as a commitment by me or my agents of any kind with respect to AT&T, the Property or the Purpose, and that all land-use approvals obtained (if any) will be subject to, among other things, the successful completion of lease negotiations and my approval of the project site plans.

Signature of Property Owner(s) or Lessor(s):

Redondo Beach Hospitality Co. LLC

Michael Zisis, Manager

Date: 2/11/2020

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.

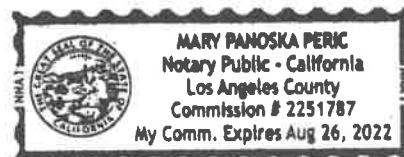
State of California)
)ss.
County of Los Angeles)

On **February 11, 2020**, before me, **Mary Panoska Peric, Notary Public**, personally appeared **MICHAEL A. ZISLIS**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Mary Panoska Peric

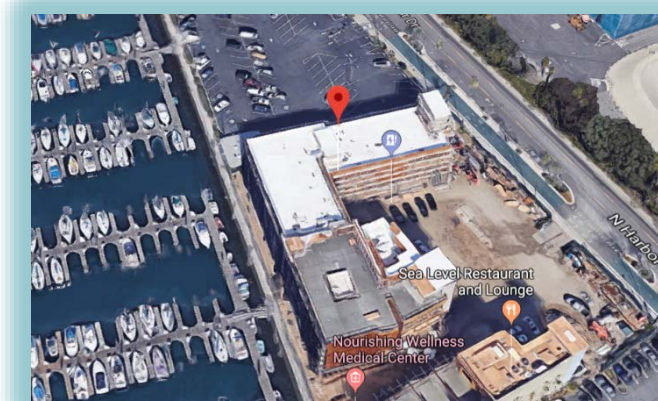


Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. CLL06002
MRLOS059187, MRLOS044698, MRLOS029801, MRLOS003137, MRLOS044756,
MRLOS029806
CLL06002
655 N. Harbor Drive
Redondo Beach, California 90277
Los Angeles County
33.847755; -118.395336 NAD83
Rooftop

**The proposed AT&T installation will be in compliance with FCC regulations
upon proper installation of recommended signage.**

EBI Project No. 6219006311
December 18, 2019



Prepared for:
AT&T Mobility, LLC
c/o Bechtel Infrastructure and Power Corp.
16808 Armstrong Avenue, Suite 225
Irvine, CA 92606

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CLL06002 located at 655 N. Harbor Drive in Redondo Beach, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. As presented in the sections below, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 55 feet of ATT's proposed antennas at the upper roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 28 feet of ATT's proposed antennas at the upper roof level.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow CAUTION 2 sign posted behind antennas at upper roof level and on exterior of structure in front of and at least 6 feet below the bottom of the antennas.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

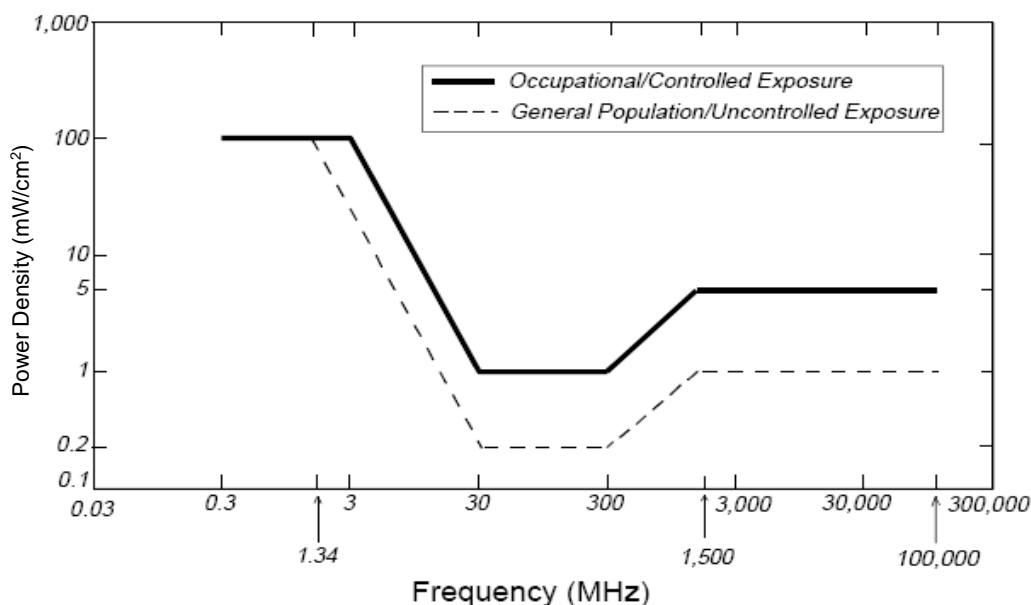
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site rooftop-level and/or nearby rooftops resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 55 feet of

AT&T's Sector A, B and C antennas at upper roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 28 feet of AT&T's Sector A, B and C antennas at upper roof level.

At the nearest walking/working surfaces to the AT&T antennas on the upper roof level, the maximum power density generated by the AT&T antennas is approximately 3,548.69 percent of the FCC's general public limit (709.74 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 3,548.69 percent of the FCC's general public limit (709.74 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground/street level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground/street level, the maximum power density generated by the antennas is approximately 0.92 percent of the FCC's general public limit (0.184 percent of the FCC's occupational limit).


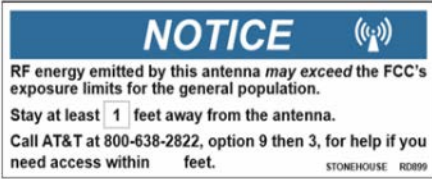


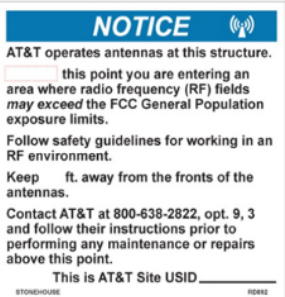


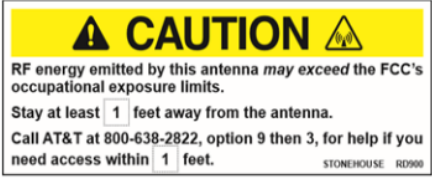


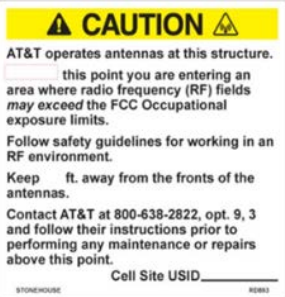


A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. It should be noted that RoofMaster™ is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
 	NOTICE DECALS	 TRILINGUAL NOTICE	 NOTICE 2
	NOTICE SIGN	 CAUTION 2 – ROOFTOP	 CAUTION 2A
	CAUTION DECAL	 CAUTION 2B - TOWER	 CAUTION 2C - PARAPETS
	CAUTION SIGN	 WARNING 1B	 WARNING 2A

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow CAUTION 2 sign posted behind antennas at upper roof level and on exterior of structure in front of and at least 6 feet below the bottom of the antennas.

No barriers are required for this site.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 655 N. Harbor Drive in Redondo Beach, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 55 feet of ATT's proposed antennas at the upper roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 28 feet of ATT's proposed antennas at the upper roof level.

Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Personnel Certifications

Preparer Certification

I, Thanh Estevam, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 18dec2019

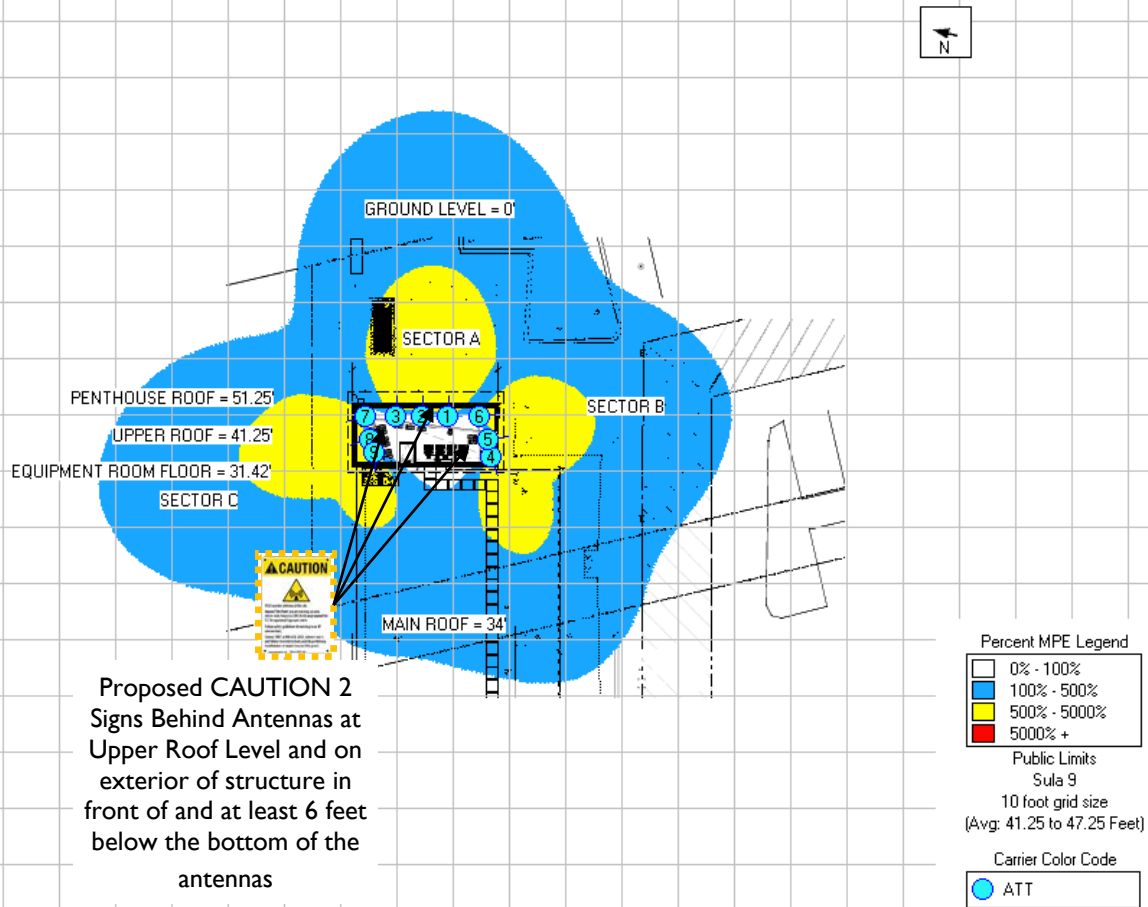
Michael A McGuire PE
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the structure, as well as the impact of the antennas and broadcast equipment on the structural integrity of the structure, are specifically excluded from EBI's scope of work.

Appendix B

Compliance/Signage Plan

Nearest Walking Surface Simulation



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 - Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B - Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C - Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

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AT&T MOBILITY
SITE NUMBER: CLL06002
SITE NAME: CLL06002

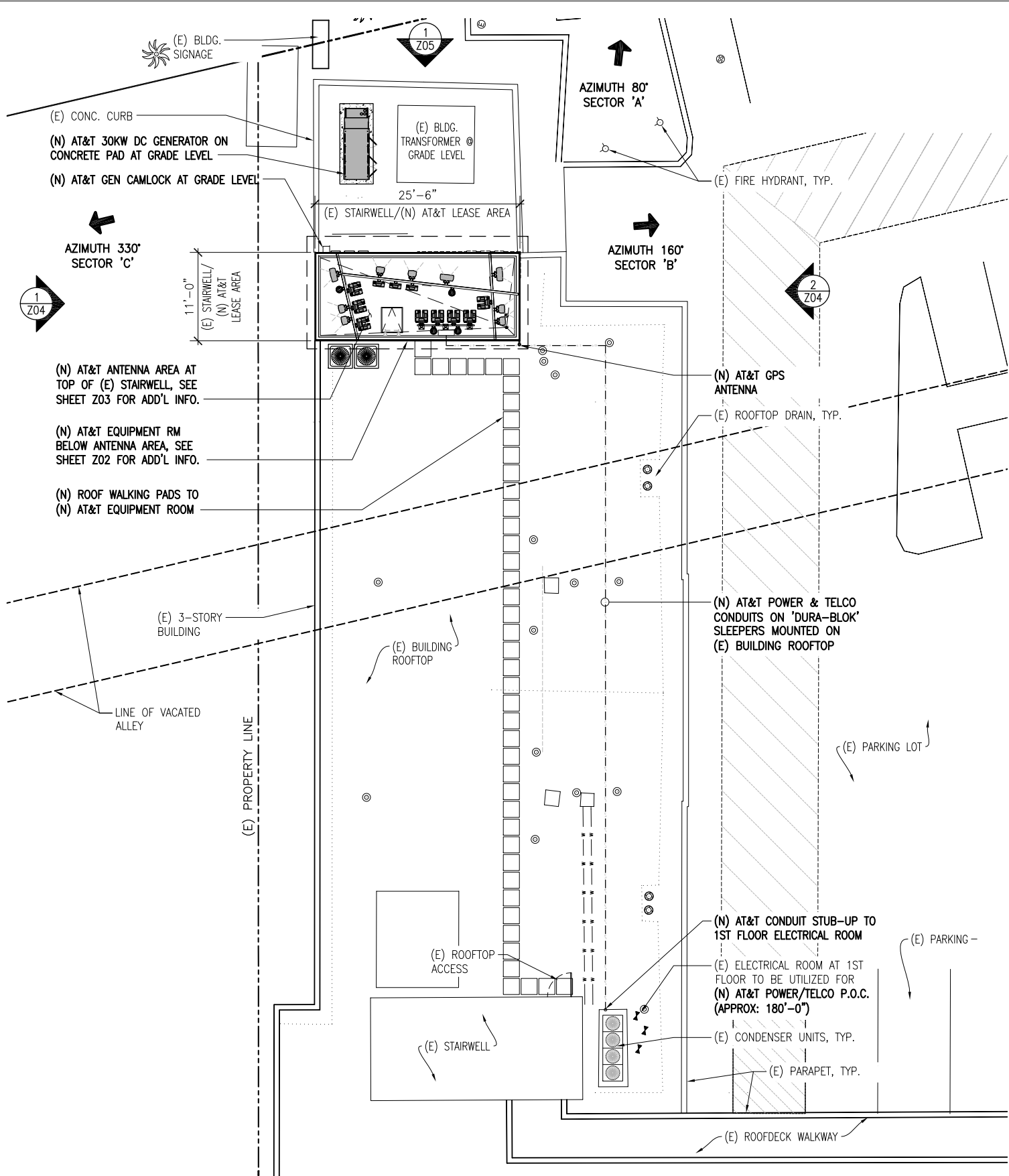
PACE# MRLOS003137 | USID# 273947 | FA# 11585768

50

A/E DOCUMENT REVIEW STATUS						
Status Code						
1		Accepted – With minor or no comments, construction may proceed				
2		Not Accepted – Please resolve comments and resubmit				
4		Review not required. Construction may proceed.				
Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.						
		ENG	CONST			
Reviewed						
Status By					Date	

DRAWING INDEX			REV.	DIRECTIONS	PROJECT INFORMATION																																															
AA-CLL06002-T01	TITLE SHEET	2	<div>DRIVING DIRECTIONS FROM AT&T WIRELESS, TUSTIN</div> <div>1. DEPART EDINGER AVE TOWARD RED HILL AVE</div> <div>2. TAKE RAMP LEFT FOR CA-55 N</div> <div>3. TAKE RAMP RIGHT FOR CA-22 WEST TOWARD LONG BEACH</div> <div>4. KEEP STRAIGHT ONTO I-405 N / CA-22 W</div> <div>5. KEEP LEFT TO STAY ON I-405 N AT EXIT 39, TAKE RAMP RIGHT TOWARD CRENSHAW BLVD / EI CAMINO COLLEGE / TORRANCE AIRPORT</div> <div>7. TURN LEFT ONTO W 182ND ST</div> <div>8. TURN LEFT ONTO CRENSHAW BLVD</div> <div>9. TURN RIGHT ONTO W 190TH ST</div> <div>10. KEEP STRAIGHT ONTO 190TH ST</div> <div>11. BEAR LEFT ONTO N CATALINA AVE</div> <div>12. TURN RIGHT ONTO W BERYL ST</div> <div>13. TURN RIGHT ONTO N HARBOR DR</div> <div>14. ARRIVE AT N HARBOR DR</div>	AA-CLL06002-Z01	SITE PLAN AND PARTIAL ENLARGED SITE PLAN	2	<div>SCOPE OF WORK:</div> <div>AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF:</div> <div>1. REPLACE TOP 10'-0" TALL OF (E) STAIRWELL WITH (N) FRP MATERIAL (SCREEN), NO OVERALL HT INCREASE</div> <div>2. INSTALLATION OF (9) 6'H PANEL ANTENNAS BEHIND NEW FRP SCREEN</div> <div>3. INSTALLATION OF (27) RRU'S AND (4) DC SURGE SUPPRESSORS AT ANTENNA LEVEL</div> <div>6. INSTALLATION OF (1) GPS ANTENNA AT ANTENNA LEVEL</div> <div>7. RE-WORK EXISTING AREA BELOW ANTENNAS TO ACCOMMODATE NEW EQUIPMENT CABINETS</div> <div>8. INSTALLATION OF (6) EQUIPMENT CABINETS MOUNTED BELOW ANTENNAS</div> <div>9. INSTALLATION OF (1) 30KW DIESEL GENERATOR MOUNTED ON CONCRETE PAD AT GRADE LEVEL.</div> <div>10. INSTALLATION OF POWER, TELCO AND COAX RUNS.</div>																																													
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AA-CLL06002-Z05	ELEVATIONS	2						<div>APPLICANT:</div> <div>AT&T WIRELESS</div> <div>1452 EDINGER AVENUE,</div> <div>3RD FLOOR</div> <div>TUSTIN, CA 92780</div>																																												
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									<div>SITE QUALIFICATION PARTICIPANTS</div> <table><thead><tr><th></th><th>NAME/CONTACT</th><th>COMPANY</th><th>NUMBER</th></tr></thead><tbody><tr><td>A/E</td><td>D.K. DO/BOK YU</td><td>DCI PACIFIC</td><td>(949) 475-1000</td></tr><tr><td>SAC</td><td>JESSICA GREVIN</td><td>COASTAL BUSINESS GROUP</td><td>(949) 336-1550</td></tr><tr><td>ZONING</td><td>JESSICA GREVIN</td><td>COASTAL BUSINESS GROUP</td><td>(949) 336-1550</td></tr><tr><td>RF</td><td>ZAHID GHANI</td><td>AT&T</td><td>(951) 314-9435</td></tr><tr><td>CONST</td><td>RON VANDERWAL</td><td>BECHTEL COMMUNICATIONS</td><td>(714) 343-0931</td></tr><tr><td>LL/OWNER</td><td>TOM WILLIAMS</td><td>OWNER</td><td>(310) 880-0180</td></tr></tbody></table>					NAME/CONTACT	COMPANY	NUMBER	A/E	D.K. DO/BOK YU	DCI PACIFIC	(949) 475-1000	SAC	JESSICA GREVIN	COASTAL BUSINESS GROUP	(949) 336-1550	ZONING	JESSICA GREVIN	COASTAL BUSINESS GROUP	(949) 336-1550	RF	ZAHID GHANI	AT&T	(951) 314-9435	CONST	RON VANDERWAL	BECHTEL COMMUNICATIONS	(714) 343-0931	LL/OWNER	TOM WILLIAMS	OWNER	(310) 880-0180												
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PARTIAL ENLARGED SITE PLAN

SCALE: 1/8"=1'-0"

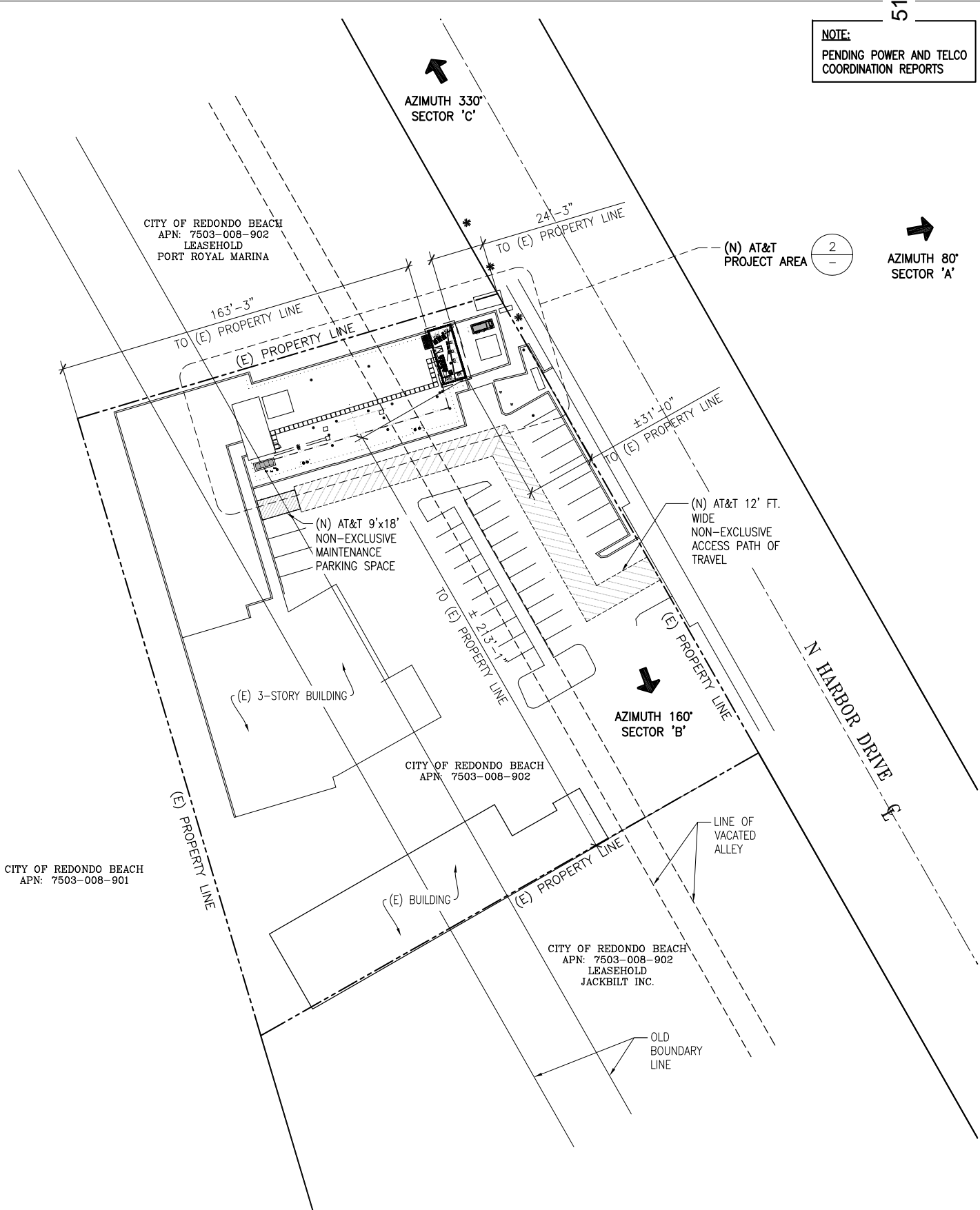
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SITE PLAN

CITY OF REDONDO BEACH
APN: 7503-008-901

CITY OF REDONDO BEACH
APN: 7503-008-902
LEASEHOLD
PORT ROYAL MARINA



NOTE:
PENDING POWER AND TELCO
COORDINATION REPORTS

2

SCALE: 1"=30'-0"

0 10' 30'

1

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

CLL06002 - SHADE HOTEL
PACE# MRLOS003137 | USID# 273947
| FA# 11585768

655 NORTH HARBOR DRIVE
REDONDO BEACH, CA 90277



1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

2	11/26/19	INCRP. RF COMMENTS AND UPDATED SURVEY	RF	BOK	DKD
1	11/04/19	INCRP. DRM COMMENTS	RF	BOK	DKD
0	10/03/19	ISSUED FOR 100% ZD REVIEW AND COMMENTS	EJ	BOK	DKD
A	07/24/19	ISSUED FOR ZD REVIEW AND COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		

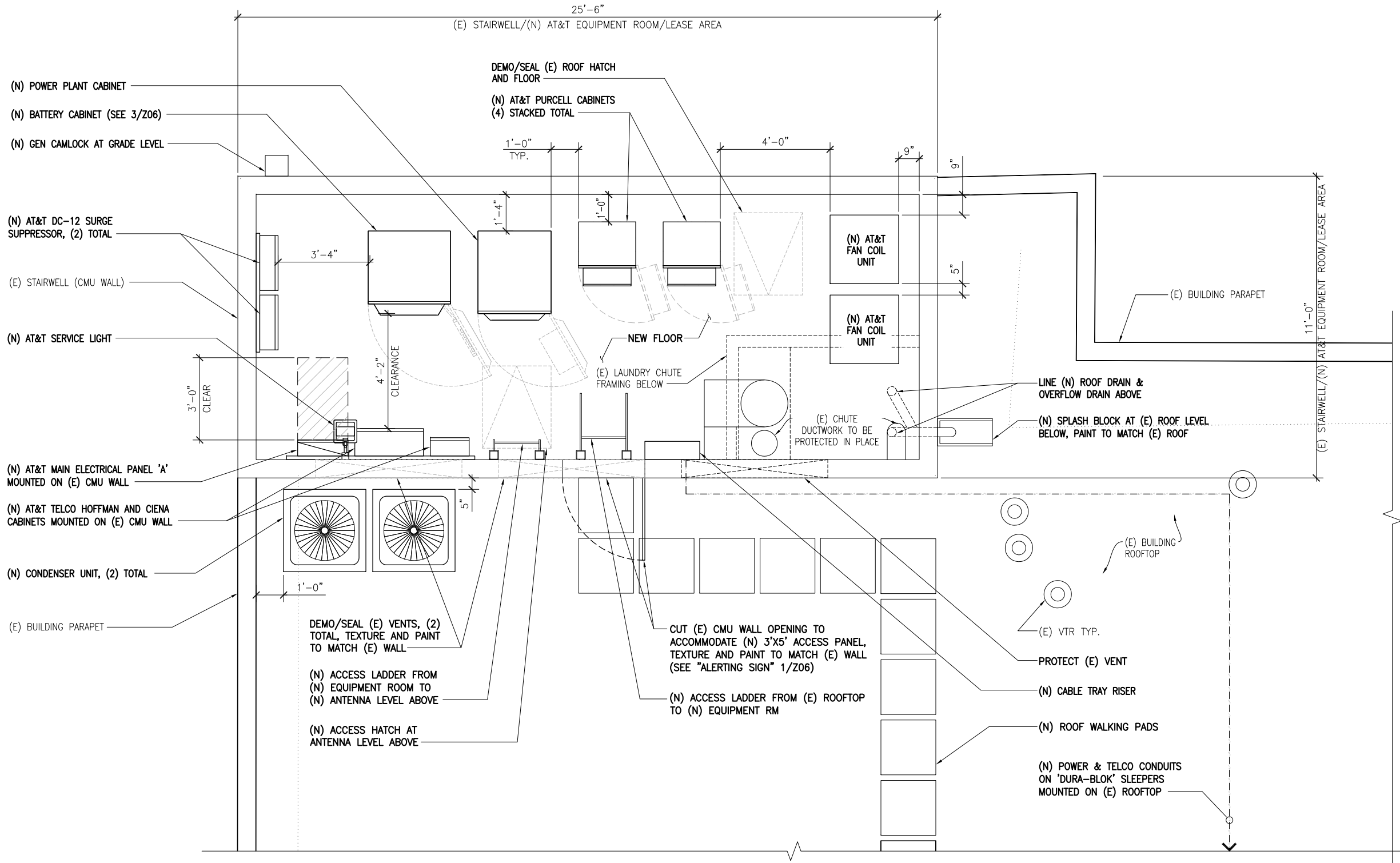


AT&T MOBILITY
TUSTIN, CA

SITE PLAN AND PARTIAL
ENLARGED SITE PLAN

JOB NO	DRAWING NUMBER	REV.
26134-617	AA-CLL06002-Z01	2

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EQUIPMENT AREA PLAN

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

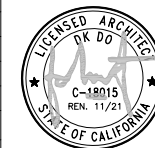
CLL06002 - SHADE HOTEL
PACE# MRLOS003137 | USID# 273947
| FA# 11585768

655 NORTH HARBOR DRIVE
REDONDO BEACH, CA 90277

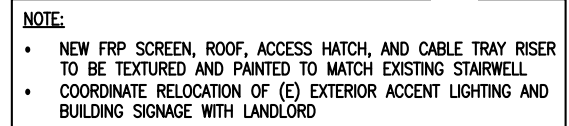


1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	



AT&T MOBILITY TUSTIN, CA		
EQUIPMENT AREA PLAN		
JOB NO	DRAWING NUMBER	REV.
26134-617	AA-CLL06002-Z02	2



ANTENNA LAYOUT PLAN AND SCHEDULES

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

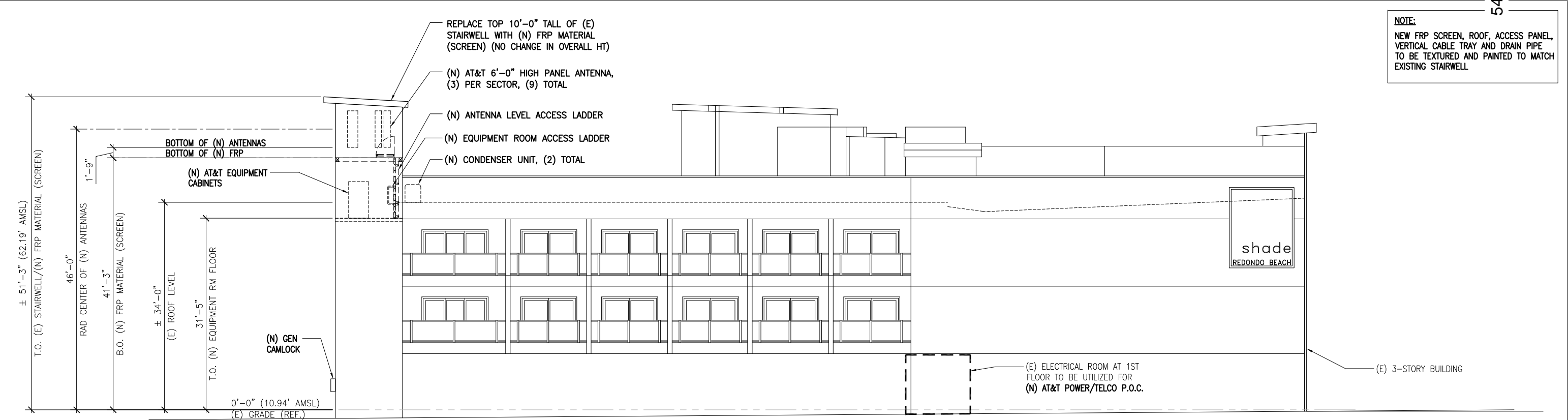
655 NORTH HARBOR DRIVE
REDONDO BEACH, CA 90277



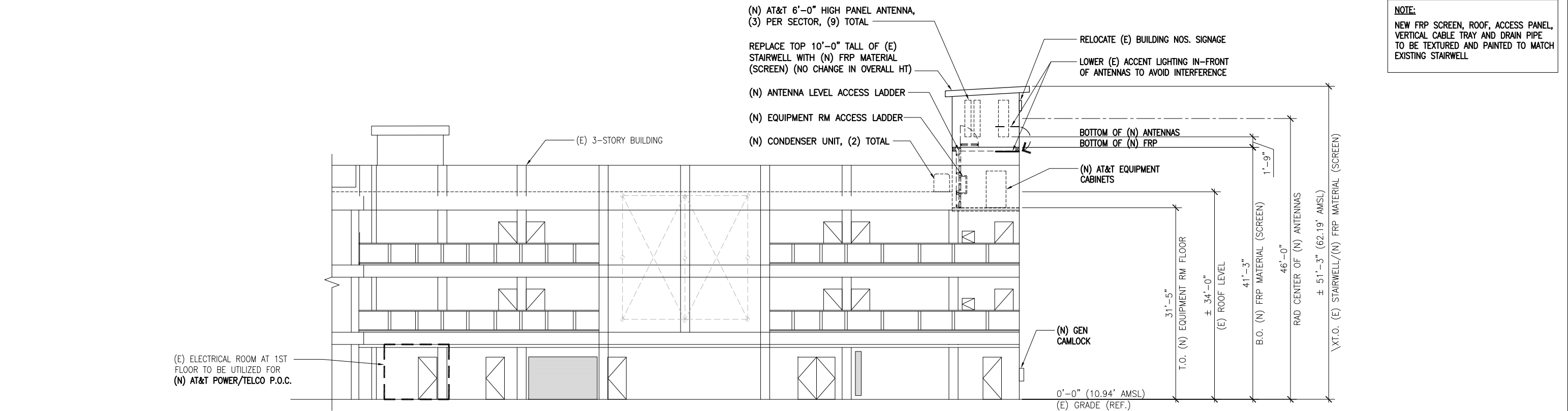
ANTENNA LAYOUT PLAN AND SCHEDULES

JOB NO	DRAWING NUMBER	REV.
26134-617	AA-CLL06002-Z03	2

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NORTH ELEVATION



SOUTH ELEVATION

DCI PACIFIC
A|E|C WORKS

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26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

CLL06002 - SHADE HOTEL
PACE# MRLOS003137 | USID# 273947
| FA# 11585768

655 NORTH HARBOR DRIVE
REDONDO BEACH, CA 90277



1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

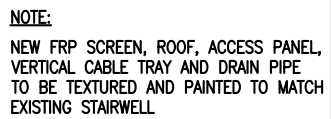
2	11/26/19	INCCORP. RF COMMENTS AND UPDATED SURVEY	RF	BOK	DKD
1	11/04/19	INCCORP. DRM COMMENTS	RF	BOK	DKD
0	10/03/19	ISSUED FOR 100% ZD REVIEW AND COMMENTS	EJ	BOK	DKD
A	07/24/19	ISSUED FOR ZD REVIEW AND COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	



AT&T MOBILITY
TUSTIN, CA

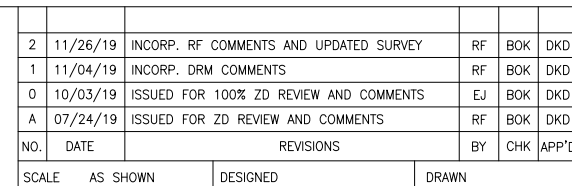
ELEVATIONS

JOB NO	DRAWING NUMBER	REV.
26134-617	AA-CLL06002-Z04	2



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26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

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TUSTIN, CA 92780



JOB NO	DRAWING NUMBER	REV.
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GENERATOR SIGNAGE NOTES:
SIGNS SHALL BE AFFIXED TO THE TANK ON BOTH OF THE LONG SIDES OF THE GENERATOR. THE FOLLOWING SIGNS ARE REQUIRED:

1. AT&T identification sign, 8” x 12” or 3” x 6.5”



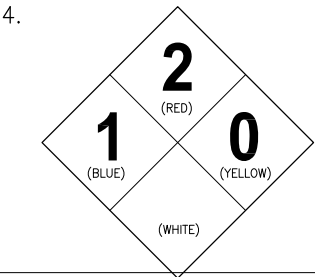
OR



2. Yellow EH&S sign



3. Fuel type, Combustible (Diesel), Flammable (Propane & Natural Gas) and No Smoking signs (individual signs or the Excel combination sign shown below are acceptable). Fuel tank capacity is optional



GENERATOR NFPA 704 SIGNAGE NOTES
1. SIGN SHALL BE 15”X15” WITH 6” NUMBERS
2. AN NFPA 704 DIAMOND PLACARD SHALL BE INSTALLED ON GENERATOR AND THE MAIN ACCESS GATE.

GENERATOR SIGNAGE

2

NFPA Rating Explanation Guide					
RATING NUMBER	HEALTH HAZARD	FLAMMABILITY HAZARD	INSTABILITY HAZARD	RATING SYMBOL	SPECIAL HAZARD
4	Can be lethal	Will vaporize and readily burn at normal temperatures	May explode at normal temperatures and pressures	ALK	Alkaline
3	Can cause serious or permanent injury	Can be ignited under almost all ambient temperatures	May explode at high temperature or shock	ACID	Acidic
2	Can cause temporary incapacitation or residual injury	Must be heated or high ambient temperature to burn	Violent chemical change at high temperatures or pressures	COR	Corrosive
1	Can cause significant irritation	Must be preheated before ignition can occur	Normally stable. High temperatures make unstable	OX	Oxidizing
0	No hazard	Will not burn	Stable	Radioactive	Reacts violently or explosively with water
				W	Reacts violently or explosively with water and oxidizing
				W OX	



BATTERY NFPA 704 SIGNAGE NOTES
1. SIGN SHALL BE 15”X15” WITH 6” NUMBERS
2. AN NFPA 704 DIAMOND PLACARD SHALL BE INSTALLED ON BATTERY CABINET AND THE MAIN ACCESS GATE.
3. THE EXTERIOR ACCESS PANEL OF BATTERY CABINET SHALL SHOW THE FOLLOWING INFORMATION:
A) MANUFACTURER AND MODEL NUMBER OF THE SYSTEM
B) VOLTAGE AND CURRENT
4. PLACARD SHALL BE PLACED AT EYE-LEVEL

NFPA RATING GUIDE

4 BATTERY SIGNAGE

3

INFORMATION AND ALERTING SIGNAGE

1

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26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

CLL06002 – SHADE HOTEL
PACE# MRLOS003137 | USID# 273947
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655 NORTH HARBOR DRIVE
REDONDO BEACH, CA 90277



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TUSTIN, CA 92780

at&t
Mobility

2	11/26/19	INCRP. RF COMMENTS AND UPDATED SURVEY	RF	BOK	DKD
1	11/04/19	INCRP. DRM COMMENTS	RF	BOK	DKD
0	10/03/19	ISSUED FOR 100% ZD REVIEW AND COMMENTS	EJ	BOK	DKD
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SCALE		AS SHOWN	DESIGNED	DRAWN	



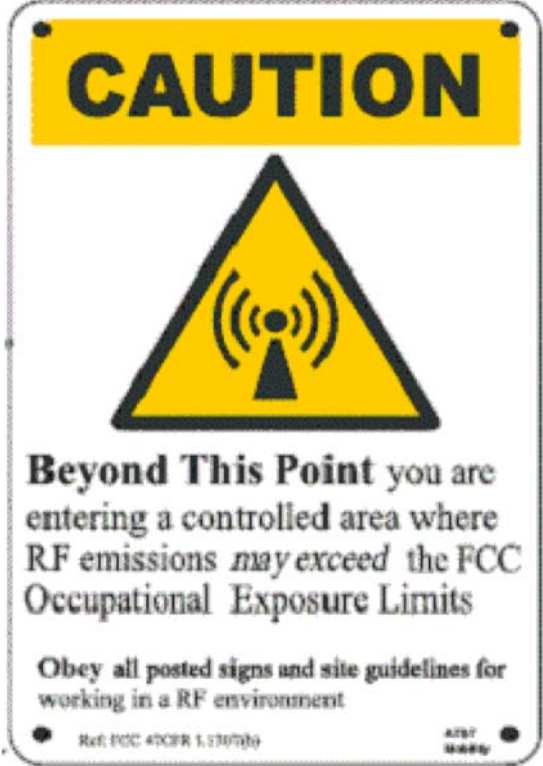
AT&T MOBILITY
TUSTIN, CA

GENERAL SIGNAGE

JOB NO	DRAWING NUMBER	REV.
26134-617	AA-CLL06002-Z06	2



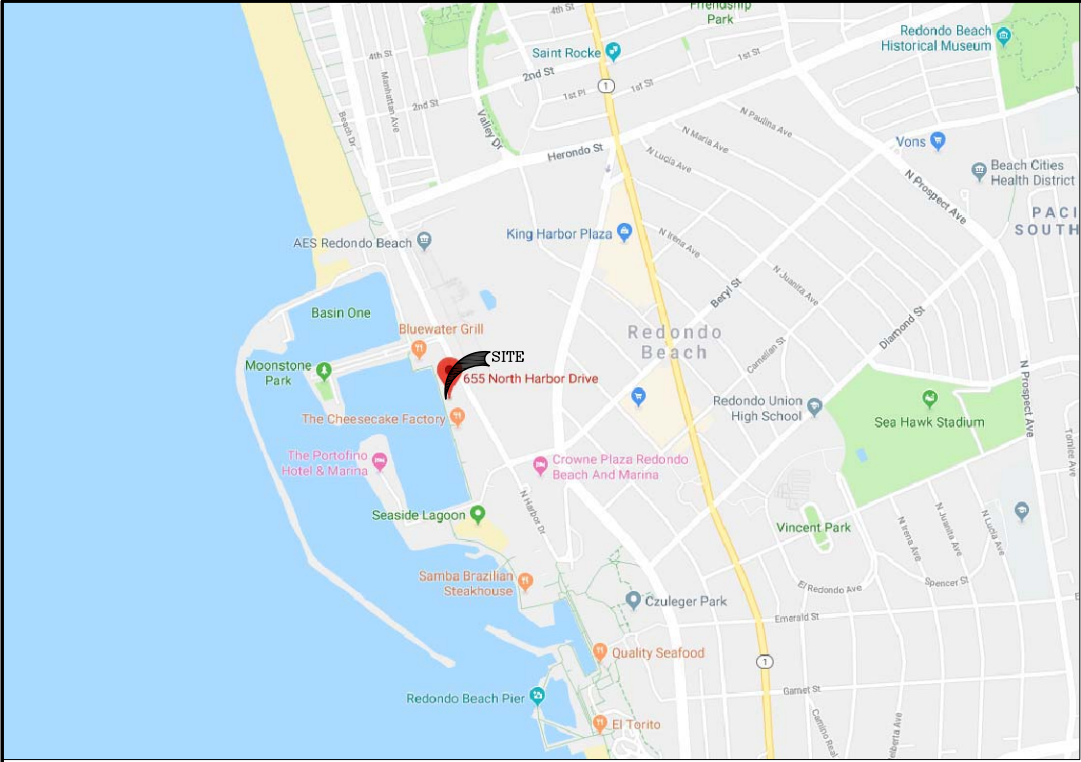
INFORMATION SIGN



ALERTING SIGN

INFORMATION SIGNAGE NOTES:
1. INFORMATION SIGN IS TO BE MADE ON 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) WITH FOUR (4) 1/4-INCH MOUNTING HOLES, ONE IN EACH CORNER OF THE SIGN FOR MOUNTING WITH HARDWARE OR WITH TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT AND BACK WITH BLACK WITH BLACK LETTERING.
2. THE INFORMATION BAND SHALL BE A 1.2 INCH SOLID GREEN BAND WITH 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING WITH 0.2 INCH HIGH LETTERS THE REF LINE SHALL BE IN 1/8-INCH HIGH LETTERS.
3. THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF OF THE SIGN.
4. ALL PAINT WILL BE BAKED ENAMEL WITH UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.
5. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

ALERTING SIGNAGE NOTES:
1. NOTICE, CAUTION, AND WARNING SIGNS ARE TO BE MADE ON 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) WITH FOUR (4) 1/4-INCH MOUNTING HOLES, ONE IN EACH CORNER OF THE SIGN FOR MOUNTING WITH HARDWARE OR WITH TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT AND BACK WITH BLACK WITH BLACK LETTERING. THE RADIATION SYMBOL BACKGROUND WILL BE BLUE, YELLOW, AND RED FOR NOTICE, CAUTION, AND WARNING SIGNS, RESPECTIVELY, WITH A BLACK SYMBOL AND BLACK TRIANGLE BORDER AROUND THE SYMBOL. TRIANGLE SIZE WILL BE 5 INCHES ON A SIDE.
2. THE NOTICE, CAUTION, AND WARNING BANDS WILL BE 3 INCHES HIGH IN A SOLID BLUE, YELLOW, OR ORANGE COLOR, RESPECTIVELY. THE LETTERING WILL BE 7/8-INCH HIGH WITH WHITE LETTERING ON THE NOTICE AND BLACK LETTERING ON THE CAUTION AND WARNING BANDS.
3. THE TEXT WILL BE IN A BLACK LETTERING WITH THE "BEYOND THIS POINT..." BEING IN 3/8-INCH HIGH LETTERS; THE SECOND SENTENCE TO BE 1/4-INCH HIGH LETTERS AND THE REF LINE TO BE IN 1/8-INCH HIGH LETTERS.
4. THE PLACEMENT OF SYMBOLS AND TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF OF THE SIGN.
5. ALL PAINT WILL BE BAKED ENAMEL WITH UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.
6. CONTRACTOR SHALL INSTALL ALL ALERTING SIGNAGE IN ACCORDANCE WITH RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.



VICINITY MAP

OWNER’S NAME: REDONDO BEACH CITY

ASSESSOR’S PARCEL NUMBER(S) 7503-008-902

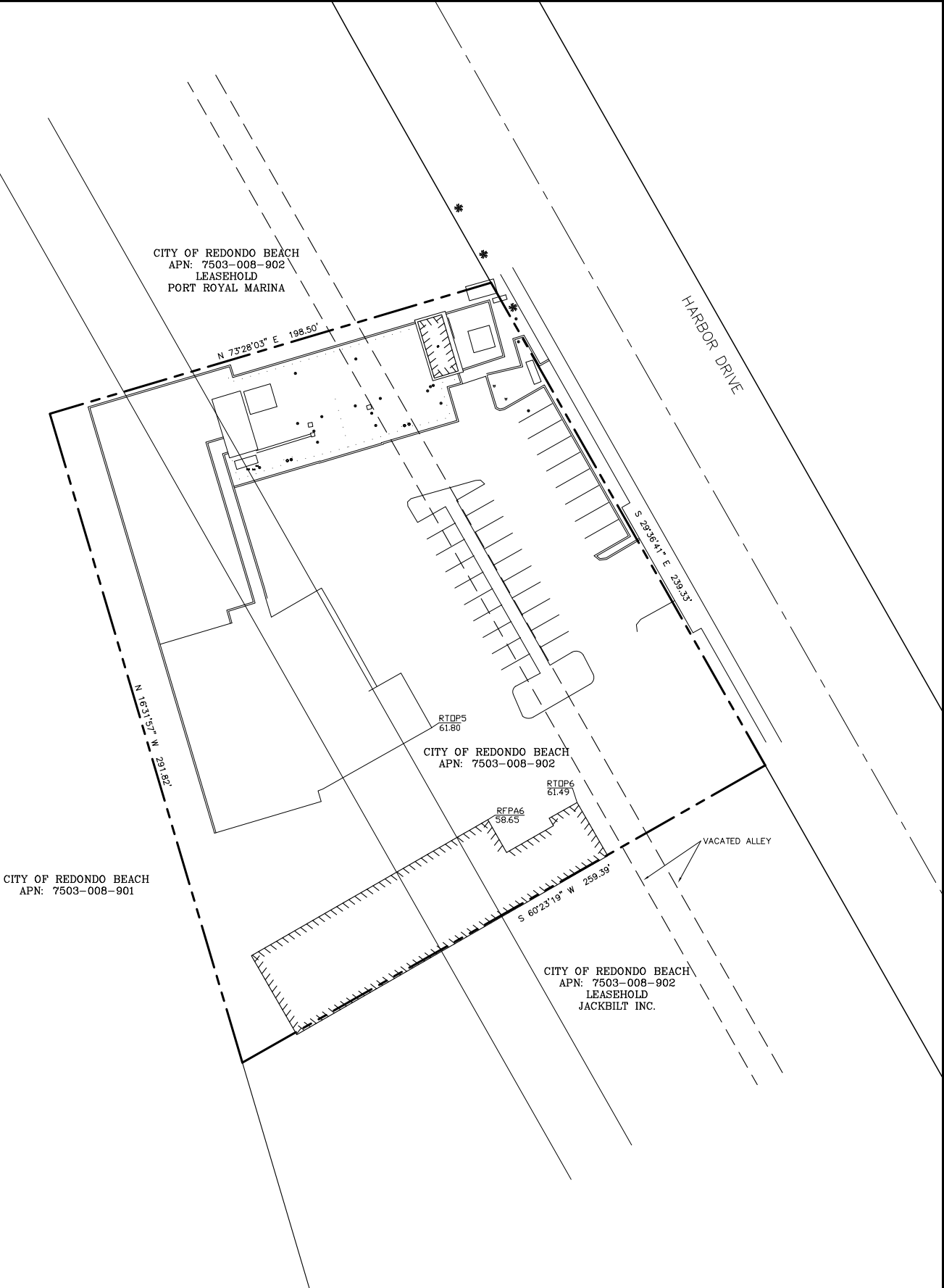
BASIS OF BEARINGS: (NAD83; EPOCH 2010)
THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM – ZONE 5. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM LOS ANGELES COUNTY BENCHMARK QU10271 LOCATED AT THE NW COR OF PORTOFINO WAY AND HARBOR DRIVE. ELEVATION = 15.60.

FEMA FLOOD ZONE INFORMATION

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
County: LOS ANGELES
Map/Panel: 06037C1907F
Effective Date: 9/26/2008

The Flood Zone Designation for this site is: ZONE: X



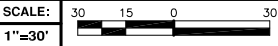
LEGEND

- These standard symbols will be found in the drawing.
- ELECTRIC MANHOLE
 - FIRE HYDRANT
 - MONUMENT FOUND
 - STORM DRAIN ROOF
 - ROOF OUTLET
 - ROOF VENT
 - SANITARY SEWER MANHOLE
 - TREE TOP PALM
 - WATER LINE
 - BC BOTTOM OF CURB
 - CONC CONCRETE SURFACE
 - ELTR ELECTRICAL TRANSFORMER
 - FF FINISH FLOOR
 - NG GROUND SPOT ELEVATION
 - PS PAINT STRIPING
 - RDRN ROOF DRAIN
 - RF ROOF FLOOR
 - RFAC ROOF AC UNIT
 - RFAN ROOF FAN
 - RFCB ROOF GRADE BREAK
 - RFOT ROOF OUTLET UTILITIES
 - RFPA ROOF PARAPET
 - RTOP ROOF TOP
 - SW SIDEWALK
 - TC TOP OF CURB
 - TRTP2 TREE TOP PALM
 - TW TOP OF WALL
 - BOUNDARY LINE
 - CENTER LINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - FENCE LINE
 - BUILDING EDGE
 - OVERHEAD WIRES

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on September 16, 2019

OVERALL SITE PLAN



GENERAL NOTES



FLOYD SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsi@floydsurveying.com

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26 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

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655 NORTH HARBOR DRIVE
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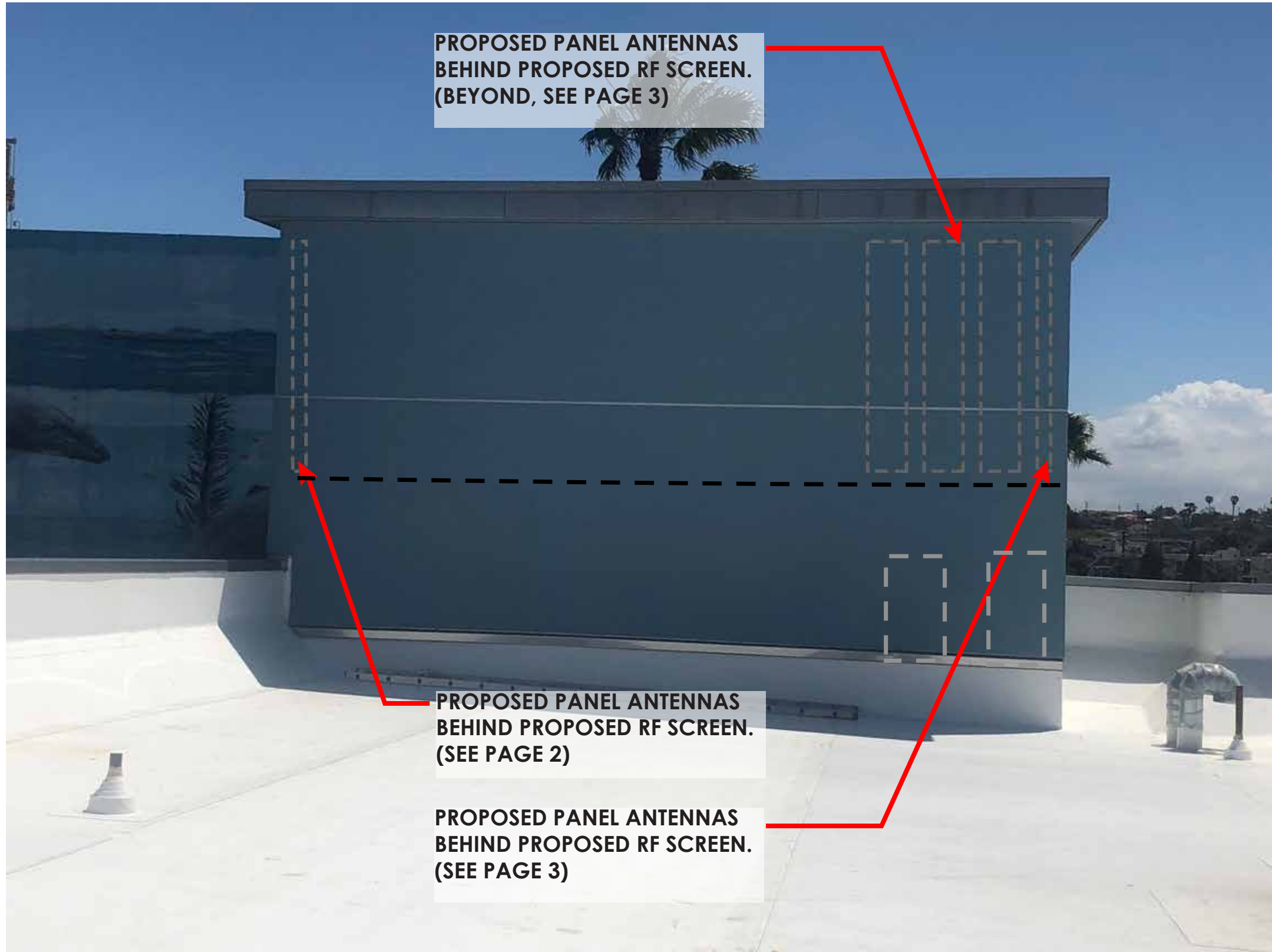
0	9/25/19	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE AS SHOWN		DESIGNED	DRAWN		



SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
B01





“Proposed View”



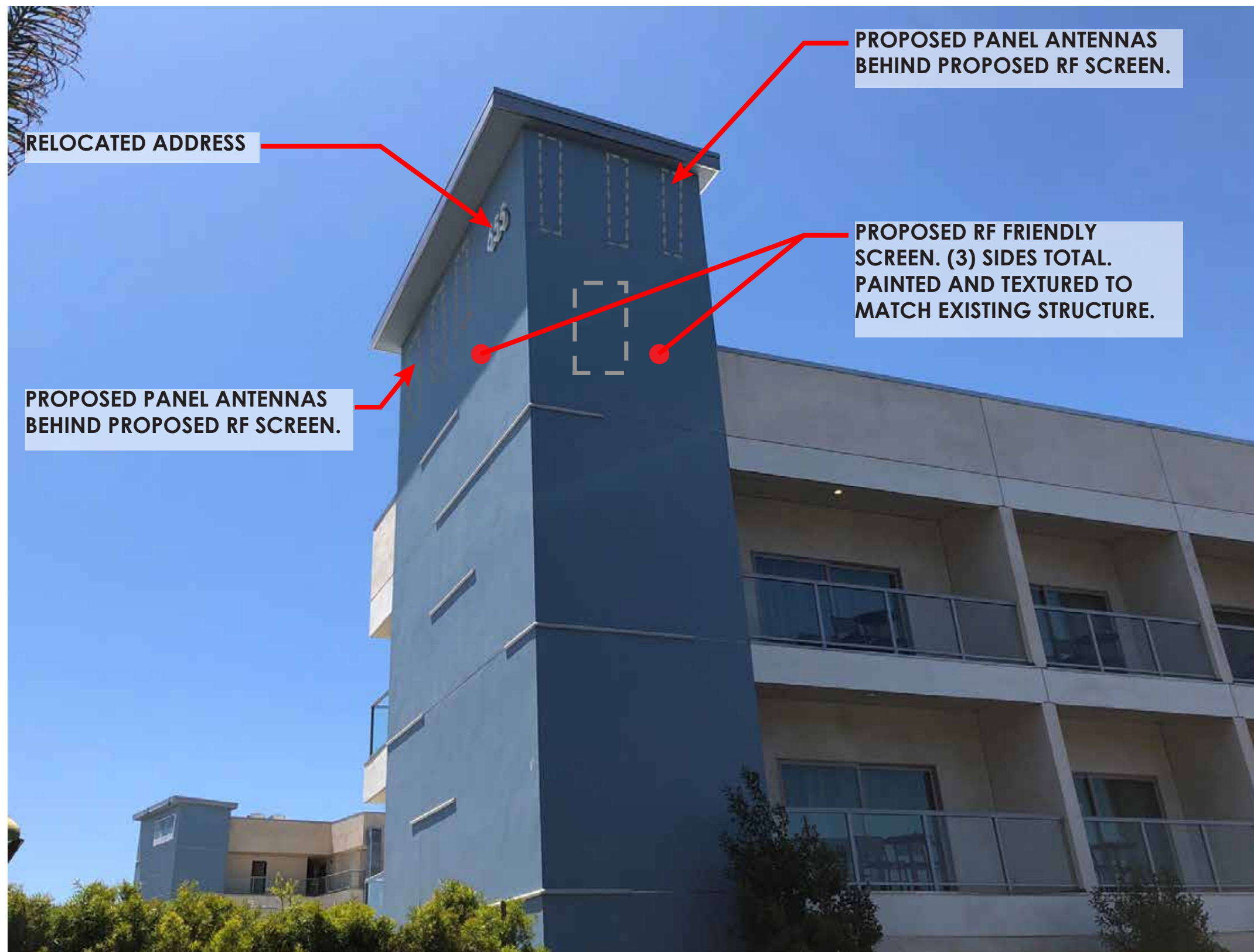
“Existing View”



“Vicinity Map” Copyright: Google Maps, 2019

CLL06002

655 N HARBOR DR, REDONDO BEACH, CA 90277



RELOCATED ADDRESS

PROPOSED PANEL ANTENNAS
BEHIND PROPOSED RF SCREEN.

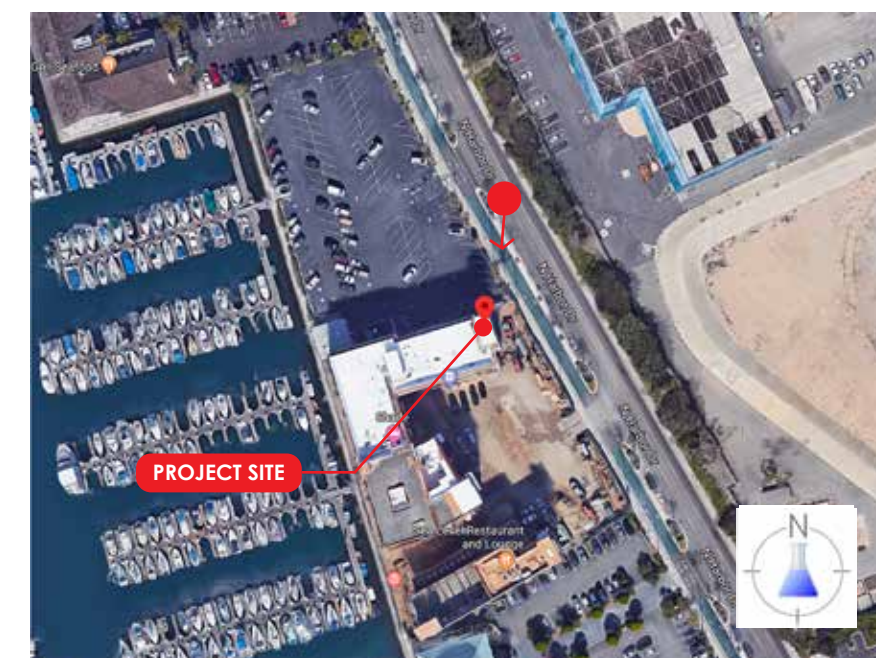
PROPOSED PANEL ANTENNAS
BEHIND PROPOSED RF SCREEN.

PROPOSED RF FRIENDLY
SCREEN. (3) SIDES TOTAL.
PAINTED AND TEXTURED TO
MATCH EXISTING STRUCTURE.

“Proposed View”



“Existing View”



“Vicinity Map” Copyright: Google Maps, 2019

CLL06002

655 N HARBOR DR, REDONDO BEACH, CA 90277



PROPOSED PANEL ANTENNAS
BEHIND PROPOSED RF SCREEN.

PROPOSED RF FRIENDLY SCREEN.
(3) SIDES TOTAL. PAINTED AND
TEXTURED TO MATCH EXISTING
STRUCTURE.

RELOCATED ADDRESS

“Proposed View”



“Existing View”



“Vicinity Map” Copyright: Google Maps, 2019

CLL06002

655 N HARBOR DR, REDONDO BEACH, CA 90277



Administrative Report

J.1., File #HC20-0993

Council Action Date: 6/1/2020

TO: HARBOR COMMISSION

FROM: STEPHEN PROUD, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING HARBOR COMMISSION INPUT RELATED TO THE CITY OF REDONDO BEACH PROPOSED FY 2020-2021 BUDGET AND FY 2020-2025 CAPITAL IMPROVEMENT PROGRAM

RECOMMENDATION

Receive and file staff presentation on Harbor Enterprise Budget and Five-Year Capital Improvement Plan and provide appropriate direction regarding input/comments to the Redondo Beach City Council.

BACKGROUND

On May 16, 2020, the City of Redondo Beach published the proposed Fiscal Year 2020-2021 Budget (the "Budget") and the proposed Fiscal Year 2020-2025 Five Year Capital Improvement Plan (the "CIP"). The City Council has requested the Harbor Commission review the Budget and CIP for the Harbor Enterprise and provide input to the City Council.

As noted in the City Manager's message in the Budget, at this moment in time, our local economy has ground to a near standstill as the result of health orders implemented to save lives and to slow the spread of COVID-19. The fiscal impact on both the private and public sectors has been devastating. For FY 2020-2021, the loss of revenue from COVID-19 is expected to result in a projected General Fund budget shortfall of \$8.9 million dollars for the City of Redondo Beach. For the Harbor Enterprise, the projected deficit is approximately \$3.95 million dollars.

Attached as Exhibit A are the Financial Summaries for the Harbor Tidelands Fund and the Harbor Uplands Fund which collectively comprise the Harbor Enterprise. For the Tidelands Fund, the projected deficit is approximately \$1.95 million dollars and for the Uplands Fund the projected deficit is approximately \$1.98 million dollars. These deficits are largely due to the significant loss in revenues that is projected as a result of the COVID-19 crisis. For the Tidelands Fund, the year-over-year projected loss in revenue is expected to be approximately \$1.09 million dollars and for the Uplands Fund the year-over-year revenue loss is projected to be approximately \$1.58 million dollars. Although each of these funds had a structural deficit in FY 2019-2020, the impact of COVID-19 has further exacerbated this issue.

To offset these projected deficits, the City Manager has directed each department to identify expenditure reductions for the Harbor Enterprise. These expense reductions are set forth in a series

62

of Decision Packages within the proposed FY2020-2021 Budget. Attached as Exhibit B is a summary of the proposed Decision Packages. The Decision Packages that have a financial impact on the Harbor Enterprise are as follows:

- #15 - Fire Department Budget Reduction
- #21 - One Year Extension of Vehicle Life
- #24 - Elimination of Special Event Fee Waivers
- #26 - Reduction in Harbor Contracts
- #27 - Reduction in Harbor Property Management Expenses
- #28 - Public Works Harbor Budget Reduction
- #29 - Harbor Patrol Budget Reduction
- #30 - Police Department Budget Reduction
- #31- Seaside Lagoon Operations

The City Council will review the Decision Packages and either approve or reject the recommendation for each. The Harbor Commission in its advisory role may make recommendations to the City Council regarding each Decision Package. It is important to note that if every Decision Package is approved by the City Council, there would still be a projected deficit in the Tidelands and Uplands Funds. These deficits are proposed to be covered by using the existing fund balances (i.e. reserves) thereby reducing the fund balance.

With regard to the Five-Year CIP, the proposed FY 2020-2025 CIP does not include any new projects or expenditure appropriations for the upcoming fiscal year. Rather the CIP focus for FY 2020-2021 will be on existing work efforts using carryover funding from previous allocations. A summary of the CIP program (excerpted from the FY2020-2025 CIP) is attached as Exhibit C. The Harbor Commission should review the CIP program and provide recommendations/input to the City Council.

In closing, it is worth noting that the proposed Harbor Enterprise Budget is based on a phased and measured re-opening of the local economy, and in particular the Pier and Waterfront areas. The City has deferred rent for most of the tenants in the Harbor for the months of April, May and June, and it appears likely that a rent deferral for July may be necessary to assist the local businesses in getting back on their feet. These rent deferrals and the corresponding loss of percentage rent revenue for FY 19-20 will put an additional strain on the fund balance for the Harbor. Once a payment plan is worked out with each tenant, the fund will recover some of the deferred rent - but due to the COVID-19 shutdown, the percentage rent payments will be permanent lost revenue to the fund.

Finally, please find attached as Exhibit D a copy of the PowerPoint presentation that staff will discuss with you at the Harbor Commission meeting. It includes a high-level summary of the items discussed in this report. If you wish to review the budget in greater detail, you can access the full City budget, which includes the Harbor Enterprise, on the City's website using the following link:

[<https://www.redondo.org/services/city_docs/budget_and_capital_improvement_program.asp>](https://www.redondo.org/services/city_docs/budget_and_capital_improvement_program.asp)

The City Council will be discussing the Budget at each of its regularly scheduled meetings in June. If the Harbor Commission has recommendations/input that they would like to submit to the City Council, that can be done at the June 2, 2020 meeting. The City Council is scheduled to consider adoption of the Budget at their June 16, 2020 meeting.

ATTACHMENTS

Exhibit A - Financial Summaries for Harbor Uplands Fund and Harbor Tidelands Fund

Exhibit B - Proposed FY2020-2021 Decision Packages

Exhibit C - Summary of Five-Year CIP

Exhibit D - PowerPoint Presentation for Harbor Commission Meeting

HARBOR TIDELANDS FINANCIAL SUMMARY
FISCAL YEAR 2020-21

<i>Funding</i>		<i>Expenditures</i>	
Beginning Fund Balance ¹	7,340,929	Personnel	4,303,241
Rents and Percentages	4,521,511	Maintenance and Operations	1,912,327
Parking Structure Revenue	307,200	Internal Service Fund Allocations	1,003,200
Seaside Lagoon Entrance Fees	661,000	Overhead	552,055
Investment Earnings	290,000	Capital Improvement Projects ²	-
Fisherman's Wharf Sanitation	110,000	Property Tax In Lieu Fee ³	96,299
Other Revenue	24,500		
Total Funding	13,255,140	Total Expenditures	7,867,122
Excess (Deficit) = \$5,388,018			
Operating Excess (Deficit) ⁴ = (\$1,952,911)			

¹Beginning fund balance as of 7/1/20 derived from FY 2019-20 mid-year presentation. Represents funds available for FY 2020-21 appropriation. Balance reflects noncurrent liabilities (e.g. pension funding) and carryover CIP.

²Reflects new capital project funding scheduled for FY 2020-21. Projects can be referenced and are reflected in the FY 2020-21 to FY 2024-25 Five-Year CIP Plan.

³Property tax in lieu fee includes the annual 2% increase.

⁴Excludes beginning fund balance, capital improvement projects, reserves, and City Manager recommended FY 2020-21 Decisions Packages, where applicable.

Policies

- All relevant departments shall operate in the City's Harbor Tidelands with complete adherence to the City's Municipal Code, Tidelands Trust Agreement with the State of California, and all other applicable laws.
- Harbor Tidelands Fund activities will adhere to the City's Statements of Financial Principles.
- Harbor Tidelands revenues will be utilized to benefit, repair and improve Tidelands property and facilities.
- Harbor Tidelands leaseholds will be audited as feasible.

HARBOR UPLANDS FINANCIAL SUMMARY
FISCAL YEAR 2020-21

<i>Funding</i>		<i>Expenditures</i>	
Beginning Fund Balance ¹	2,602,023	Personnel	2,166,627
Rents and Percentages	2,600,000	Maintenance and Operations	1,216,952
Parking Structure Revenue	1,515,300	Internal Service Fund Allocations	1,069,190
Parking Meter Fees	45,000	Overhead	325,975
Investment Earnings	110,000	Capital Improvement Projects ²	-
Storage Fees	40,000	Debt Service ³	1,650,982
Fisherman's Wharf Sanitation	130,000		
Other Revenue	2,000		
Total Funding	7,044,323	Total Expenditures	6,429,726
Excess (Deficit) = \$614,597			
Operating Excess (Deficit)⁴ = (\$1,987,426)			

¹Beginning fund balance as of 7/1/20 derived from FY 2019-20 mid-year presentation. Represents funds available for FY 2020-21 appropriation. Balance reflects noncurrent liabilities (e.g. pension funding) and carryover CIP.

²Reflects new capital project funding scheduled for FY 2020-21. Projects can be referenced and are reflected in the FY 2020-21 to FY 2024-25 Five-Year CIP Plan.

³Reflects the debt service payment associated with the refinancing/acquisition of harbor leaseholds.

⁴Excludes beginning fund balance, capital improvement projects, reserves and City Manager recommended FY 2020-21 Decision Packages, where applicable.

Policies

- All relevant departments shall operate in the City's Harbor Uplands with complete adherence to the City's Municipal Code, Tidelands Trust Agreement with the State of California, and all other applicable laws.
- Harbor Uplands Fund activities will adhere to the City's Statements of Financial Principles.
- Harbor Uplands revenues will be utilized to benefit, repair and improve Uplands property and facilities.
- Harbor Uplands leaseholds will be audited as feasible.

**City Manager Recommended
FY 2020-21 Decision Packages for City Council Approval**

Decision Packages that would be needed to comply with County-State-Federal mandates or fund unavoidable costs to maintain basic services:

Decision Package #1. Beach Cities Transit Contract Bus Operator Cost Increase. An additional appropriation of transit funds is required for continued operation of Lines 102 and 109 and WAVE dial-a-ride services. Based on the request for proposal process completed in FY 2019-20, it is estimated the cost for these services will increase by \$571,000. Recommended is an ongoing \$571,000 Transit Fund appropriation paid for by regional, State and Federal transit funds.

Decision Package #2. Community Services Department Office Building Rent Increase. An increased appropriation is needed for the annual rent increase per the lease agreement for the City facility at 1922 Artesia Blvd., which is occupied by the Community Services and Police Departments. The cost of rent negatively impacts the City's annual operating budget. To eventually eliminate this expense, the proposed FY 2020-21 Capital Improvement Project Budget includes a project recommendation to assess Community Services Department relocation options. Recommended is an ongoing appropriation of \$4,374 to the General Fund to pay for increased rent expenses, bringing the total annual rent for the 1922 Artesia facility to \$245,205.

Decision Package #3. Refuse Collection and Recycling Program Rate Adjustment. Set for City Council consideration on June 2, 2020, by separate action from the budget, are proposed refuse collection and recycling program rate adjustments per the solid waste franchise agreement, which would increase ongoing revenues and expenditures. Recommended is an ongoing revenue estimate increase of \$389,683 and an offsetting ongoing appropriation of \$389,683 to the Solid Waste Fund.

Decision Packages that would sustain or improve revenue to the City:

Decision Package #4. Credit Card Acceptance Fee. Now available is an alternative to the credit card acceptance fee that was to be collected previously but could not be implemented due to changes in the banking institution's requirements and associated costs. Currently proposed is the implementation of a 3% service fee remitted directly to the City's provider of credit card processing services. The charges for which the City is responsible when accepting credit card payments online or in person are then offset by the fee. An additional \$80,000 in ongoing General Fund revenue is estimated from the new fee. Recommended is direction to hold a public hearing on June 16, 2020 for consideration of the City's Master Fee Schedule and the proposed credit card acceptance fee.

Decision Package #5. Community Development Department Fee Increases. To cover Community Development Department costs for providing construction-related services, proposed is a 5% increase of all department fees, which is expected to generate ongoing General Fund revenue of \$197,500 and revenue to the Parks and Recreation Facilities Fund of \$1,500. Recommended is direction to hold a public hearing on June 16, 2020 for consideration of the fee increases.

Decision Packages that would reduce departmental expenditures to align with available City funding sources:

Decision Package #6. City Manager's Office Budget Reduction. The proposed expenditure reduction would eliminate funding for part-time staffing in the City Manager's Office (\$25,327) and reduce funding for contracts and professional services (\$110,000) and travel, training, promotions and other materials and supplies (\$44,064). Recommended are ongoing reduced General Fund appropriations totaling \$179,391.

Decision Package #7. Mayor and City Council Office Reduction. The proposed expenditure reduction would eliminate funding for part-time staffing (\$12,663) and reduce funding for travel, training, contracts and other materials and supplies (\$53,000). Recommended are ongoing reduced appropriations to the General Fund of \$65,663.

Decision Package #8. City Clerk's Office Budget Reduction. The proposed expenditure reduction would decrease funding for part-time staffing (\$30,000) as well as supplies, training, postage and other items in the maintenance and operations budget (\$20,016). Recommended are ongoing reduced appropriations of \$50,016 to the General Fund.

Decision Package #9. City Treasurer's Office Budget Reduction. The proposed expenditure reduction would cut expenses related to investment management and tax auditing services to reflect the new lower contract amount. Additionally, the investment management contractor can functionally replace the treasury management software maintenance agreement and the Bond Buyer publication. Recommended are ongoing reduced General Fund appropriations totaling \$18,310.

Decision Package #10. City Attorney's Office Budget Reduction. The proposed expenditure reduction would reduce funding for case tracking and analytics software (\$5,700), supplies (\$9,000), outside counsel in the Prosecution Division (\$11,524), professional services in the Prosecution Division (\$20,000), part-time staffing (\$19,036), and outside counsel for nonlitigation matters in the General Legal Administration Division (\$302,884). The reduction in outside counsel funding would leave \$67,244 (18.15% of the current core budget amount) in the General Fund available for all cases where the City initiated litigation, matters in front of regulatory or other administrative bodies, and any general nonlitigation matters and \$277,000 for waterfront matters. Recommended are ongoing reduced General Fund appropriations of \$368,144.

Decision Package #11. Information Technology Equipment Replacement Life Cycle Extensions. The City's information technology equipment replacement schedule is based on the estimated useful lives for the equipment included in the schedule. Extending the lives of the equipment by one year and suspending the departmental charges for FY 2020-21 will save the General Fund \$454,748 and other funds \$94,158. Recommended is the one-year extension of the information technology equipment replacement cycles and one-time reduced appropriations of \$454,748 and \$94,158 to the General Fund and other funds, respectively, together with a \$548,906 reduced revenue estimate to the Information Technology Fund.

Decision Package #12. Human Resources Department Budget Reduction. The proposed expenditure reduction would deauthorize the filled Risk Manager position (\$150,619) and make corresponding adjustments in workers' compensation and liability insurance internal service fund allocations, and decrease funding for labor negotiation contract services (\$27,000), recruitment-related services (\$15,800), and training (\$2,500). Recommended is the personnel change, reduced appropriations to the Human Resources' budget of \$60,365 to the General Fund and \$135,554 to the Self-Insurance Program Fund, and reduced appropriations for internal service fund allocations of \$104,565 to the General Fund and \$30,989 to other funds with a reduced revenue estimate to the Self-Insurance Program Fund of \$135,554.

Decision Package #13. Financial Services Department Budget Reduction. The proposed expenditure reduction would defund, upon a pending retirement in Financial Services, the department's Administrative Analyst position (\$124,513) and decrease funding for contract accounting services (\$20,000), training (\$2,200), and part-time staff hours (\$25,000). Recommended is an ongoing \$171,713 reduced appropriation to the General Fund.

Decision Package #14. Police Department Budget Reduction. The proposed expenditure reduction would deauthorize three vacant Police Officer positions (\$516,297), a vacant Police Services Specialist position (\$75,691), and a vacant Administrative Coordinator position (\$86,185) and capture cost savings (\$390,000) realized as Police Recruits fill the positions of seasoned retiring Police Officers. Additionally, the reduction would decrease funding for training, facility and equipment repairs, and other items in the maintenance and operations budget (\$113,000). Recommended are ongoing reduced General Fund appropriations of \$1,181,173.

Decision Package #15. Fire Department Budget Reduction. The proposed expenditure reduction would retain as vacant for the 2020-21 fiscal year five Firefighter positions (\$499,910) and an additional Firefighter position (\$83,128), upon the incumbent's anticipated midyear retirement, and would deauthorize an Administrative Specialist position (\$85,299). To achieve these savings a reduction in Ladder Truck staffing from four dedicated positions (one Fire Captain, one Fire Engineer and two Firefighters) to three positions (one Fire Captain, one Fire Engineer and one Firefighter) is required. Recommended are one-time reduced General Fund appropriations of \$583,038, ongoing reduced General Fund appropriations of \$28,149, ongoing reduced Harbor Tideland Fund appropriations of \$29,001 and ongoing reduced Harbor Uplands appropriations of \$28,149.

Decision Package #16. Public Library Budget Reduction. The proposed expenditure reduction would deauthorize a vacant Librarian position (\$107,925) and a vacant Library Clerk position (\$68,109). Additionally, the reduction includes a Monday closure of the Main Library and a 6:00 pm closing time at the Main Library and North Branch Library, which would produce a cost savings of \$162,250 due to the corresponding reduction in part-time staff hours. The delayed re-opening of the Libraries, expected as a result of the continuing COVID-19 crisis, will result in one-time staff savings of \$120,000 in FY 2020-21 and likely more, depending on the duration and severity of the emergency. Recommended is an ongoing reduced General Fund appropriation of \$338,284 and a one-time reduced appropriation of \$120,000.

Decision Package #17. Community Services Department Budget Reduction. The proposed expenditure reduction would reduce funding for supplies, training, postage and other items in the maintenance and operations budgets for the Administration, Cultural and Performing Arts, Recreation Services, and Senior and Family Services Divisions (\$105,060); various part-time staffing reductions (\$53,590), as well as the deauthorization of the filled Cultural Arts Manager position (\$136,499), the vacant Maintenance Worker I position (\$69,209) at the Performing Arts Center, and the filled Community Services Analyst position (\$136,152) with a projected move to an available position in the Transit Division. The deauthorizations would be partially offset by additional duties pay for the Technical Theater Manager (\$9,602) and new part-time staffing in the Administration Division (\$30,000). Additionally, the delayed re-opening of the senior centers, expected as a result of the continuing COVID-19 crisis, will result in one-time staff savings of \$30,000 in FY 2020-21 and likely more, depending on the duration and severity of the emergency. Resulting impacts of the reduction would be the closure of the Teen Center (although it may be periodically reactivated, depending on ongoing COVID-19 restrictions, for scheduled teen activities and as a programmable recreation facility that would generate revenue) and cancellation of the Alta Vista Park summer movies. Recommended are the personnel changes and an ongoing reduced General Fund appropriation of \$460,908 and a one-time reduced appropriation of \$30,000.

Decision Package #18. Community Development Department Budget Reduction. The proposed expenditure reduction would reduce part-time and overtime staffing (\$36,000) as well as supplies, training, advertising, and other items in the department's maintenance and operations budgets (\$118,000). Additionally, the reduction would convert a filled full-time Building and Engineering Technician position (\$91,516) and a filled full-time Planning Technician position (\$98,693) to part-time positions (\$79,418). Recommended are ongoing reduced General Fund appropriations of \$264,791.

Decision Package #19. Waterfront and Economic Development Department General Fund Budget Reduction. The proposed expenditure reduction would reduce funding for marketing materials, training, memberships and dues, and contract services. Recommended are ongoing reduced General Fund appropriations of \$22,000.

Decision Package #20. Public Works Department General Fund Budget Reduction. The proposed expenditure reduction would deauthorize a projected to be vacant Maintenance Worker II position (\$80,304) in the Street Maintenance Division, two (one vacant and one projected to be vacant) Senior Park Caretaker positions (\$171,886) in the Parks Maintenance Division, and a projected to be vacant Public Works Maintenance Supervisor position (\$144,075) in the Parks Maintenance Division. Additionally, the reduction would decrease funding for street light electric costs (\$98,000) to reflect the distribution pole credit from the Southern California Edison monthly bills and contracts (\$80,000) for traffic speed surveys and property appraisals. Recommended are the personnel changes, a reduced ongoing General Fund appropriation of \$332,190, a reduced ongoing Street Landscaping and Lighting Fund appropriation of \$242,075, and a corresponding ongoing \$242,075 reduction in General Fund subsidy to the Street Landscaping and Lighting Fund for total ongoing General Fund Savings of \$574,265. This action would reduce the Street Landscaping and Lighting Fund subsidy from approximately \$975,000 to below \$750,000.

Decision Package #21. One-Year Extension of Vehicle Life. Recommended is the delay of vehicle purchases scheduled for FY 2020-21 and a temporary 50% reduction of annual Vehicle Replacement Fund internal service fund allocations from all funds, to help balance the FY 2020-21 operating Budget. The 50% reduction in annual allocations to the Vehicle Replacement Fund will provide for one-time savings to a number of funds totaling \$790,292 and would continue in FY 2021-22 to complete the one-year delay. Recommended are one-time reduced appropriations in FY 2020-21 in the following amounts and funds: \$511,627 General Fund, \$32,934 Harbor Tidelands Fund, \$13,517 Harbor Uplands Fund, and \$232,214 other funds.

Decision Package #22. Reduction in Budgeted Employee Vacation Cashouts. Proposed is a methodology change in the budgeting for employee vacation cashouts. Historically, the vacation cashout for which all full-time employees are eligible to receive has been budgeted. The methodology change would include a budgeted amount only for those employees who routinely cash out their vacation leave and/or have a vacation balance nearing the maximum allowed for their bargaining group. The total savings realized with this methodology change total \$953,813 with savings of \$769,212 to the General Fund. Recommended is a \$769,212 General Fund reduced appropriation and a \$184,601 reduced appropriation to other funds.

Decision Package #23. Reduction in the Number of Commission Meetings. To save expenditures and staff time, proposed is a return to the scheduling of commission meetings (except those for the Planning and Harbor Commissions) for every other month instead of monthly. The cost savings are achieved with expenditure reductions in the City Clerk's operating budget for minutes secretary and video technician services, postage, and legal ads. Recommended are ongoing reduced appropriations of \$36,600 to the General Fund.

Decision Package #24. Elimination of Special Event Fee Waivers. Each year the City Council confirms the special events held in Redondo Beach for which they provide fee waivers. In addition to waiving the City's direct costs for supporting these events, the City also waives fees for facility and equipment rentals, permits, and parking meter revenue loss related to the events. In order to achieve a General Fund savings of \$31,000, a Harbor Tidelands Fund savings of \$4,200, and a Harbor Uplands Fund savings of \$16,800, proposed is the elimination of these fee waivers. Recommended are reduced ongoing appropriations of \$31,000 to the General Fund, \$4,200 to the Harbor Tidelands Fund, and \$16,800 to the Harbor Uplands Fund.

Decision Package #25. Internal Audit Services Contract. Proposed is a FY 2020-21 expenditure reduction from the City Clerk's, City Treasurer's and Financial Services' operating budgets by discontinuing the internal audit services provided by Moss Adams. The purchasing process improvement study and the policy development work scheduled for the coming fiscal year would be delayed until funding becomes available in the future. City staff would continue its work on the previous Moss Adams' recommendations regarding increased internal receivables collections and monitoring revenue collecting service providers. Recommended is an ongoing reduction of \$100,000 in General Fund appropriations spread across the three Departments.

Decision Package #26. Waterfront and Economic Development Department Harbor Enterprise Budget Reduction. The proposed expenditure reduction would decrease services in the waterfront. These services include 1) decreased funding for real estate advisory services, 2) suspension of Harbor contract auditing services, 3) suspension of on-call marine engineering contract services (although CIP projects will continue), and 4) suspension of the nuisance bird abatement falconer program. Recommended are reduced ongoing appropriations of \$82,500 to the Harbor Tidelands Fund and \$90,000 to the Harbor Uplands Funds and one-time appropriation reductions of \$142,500 to the Harbor Tidelands Fund and \$75,000 to the Harbor Uplands Fund.

Decision Package #27. Waterfront Leasehold Property Management Services Reduction. The City of Redondo Beach has a contract with Leonardo Property Management for services related to the management of four master leaseholds – Pier Plaza, International Boardwalk, Redondo Beach Marina, and Fisherman's Wharf. Proposed are reductions to the operating expenses that will result in additional revenue to the Harbor Enterprise. These changes include 1) adjusting/reducing hours for third-party security, 2) moving some janitorial services from a third-party vendor to in-house employees, and 3) installing automated pay stations in the Redondo Beach Marina parking lot to eliminate the need for a parking attendant. Recommended are ongoing increased revenue estimates of \$15,000 and \$275,000 to the Harbor Tidelands and Harbor Uplands Funds, respectively.

Decision Package #28. Public Works Department Harbor Enterprise Budget Reduction. The proposed expenditure reduction would deauthorize a vacant Public Services Leadworker position (\$89,503), a vacant Building Maintenance Worker position (\$79,388), and a vacant Maintenance Worker I position (\$69,209). Additionally, the reduction would decrease funding for part-time staffing, training, supplies, repairs, utilities (reflecting less usage), mooring maintenance, and other items in the maintenance and operations budget (\$307,250). Recommended are the personnel changes, an ongoing reduced Harbor Tidelands Fund appropriation of \$301,389, an ongoing reduced Harbor Uplands Fund appropriation of \$221,585, and an ongoing reduced Wastewater Fund appropriation of \$22,376.

Decision Package #29. Fire Department Harbor Enterprise Budget Reduction – Harbor Patrol Staffing. Proposed is reduced Harbor Patrol staffing with the affected employees filling vacant Fire Captain and Firefighter Paramedic positions at the other two Fire Stations. This reduction would eliminate 1/3 of the staffing in the Harbor Patrol Division and require the implementation of a revised operating plan for Fire Station 3 that reflects a 1/3 reduction in service hours. The savings from the reduced staffing and operations model total \$543,742. Recommended are reduced appropriations of \$543,742 to the Harbor Tidelands Fund.

Decision Package #30. Police Department Harbor Enterprise Budget Reduction. In addition to the vacant Pier Unit Police Officer position that was deauthorized as part of the Fiscal Year 2019-20 budget adoption, proposed is the deauthorization of a vacant Community Services Officer II (CSO II) position assisting the Pier Unit. The position is allocated evenly between the Harbor Tidelands and Harbor Uplands Funds. Further savings to the Harbor Tidelands and Harbor Uplands Funds are projected from an additional projected CSO II vacancy assigned to the Division. Recommended are reduced ongoing appropriations of \$49,380 to the Harbor Tidelands Fund and \$49,380 to the Harbor Uplands Fund and one-time savings of \$48,926 to the Harbor Tidelands Fund and \$48,926 to the Harbor Uplands Fund.

Decision Package #31. Seaside Lagoon FY 2020-21 Operations. Modifications are needed to the Seaside Lagoon budget to reflect facility operations adjustments needed as a result of the COVID-19 crisis. Proposed are operations with no water use but with use of the facility for private rentals and summer camps as permitted by the Department of Health order for large groupings. With these modified operations, the loss in revenue from regular operations' entrance fees (\$598,562) would not offset the cost savings (\$268,366). Recommended is a one-time reduced appropriation to the Harbor Tidelands Fund of \$268,366 and a decrease in the Harbor Tidelands revenue estimate of \$598,562, resulting in a net cost of \$330,196.

Decision Packages that would be needed to protect the health and safety of the public, employees, or environment:

Decision Package #32. Fire Department Manual Monitor/Defibrillator Extended Warranty. An appropriation is needed for a three-year extended warranty and preventative maintenance contract for nine manual monitor/defibrillators utilized on medical aid responses. Recommended is a one-time \$32,000 appropriation to the General Fund.

Decision Package #33. Fire Department Emergency Medical Services. To provide mandated paramedic continuing education, as required by the Los Angeles County EMS agency, and to maintain an inventory stock of medical aid supplies used for emergency responses, an additional appropriation is needed. Recommended is a one-time appropriation to the General Fund of \$40,000.

Decision Package #34. SBCCOG Grant for Enhanced Response to Crimes Committed by People Experiencing Homelessness. A SBCCOG grant has been received to continue the City Attorney's Office enhanced response to crimes committed by people experiencing homelessness. Included in the response is the coordination and personal handling of the crimes by the two Deputy City Attorneys which would necessitate their continued upgrade to the positions of Senior Deputy City Attorney (\$44,287), programs for dealing with chronically mentally homeless individuals (\$100,000), and outside contract attorneys to backfill as needed (\$10,000). Recommended is a one-time appropriation with an offsetting increased revenue estimate of \$154,287 to the Intergovernmental Grants Fund.

Decision Package #35. Legal Services for Powerplant Property Matters. Recommended is a one-time appropriation of \$175,000 to provide funding for contract legal services to support various matters pertaining to the property formerly owned by AES including assistance with 1) the State Water Resources Board consideration of possible Once Through Cooling (OTC) Policy changes, 2) future Air Quality Management District (AQMD) and National Pollutant Discharge Elimination System (NPDES) permit requests, 3) wetlands dewatering regulations and enforcement, and 4) possible park and open space property acquisition agreements. Recommended is a \$175,000 one-time General Fund appropriation.

Decision Packages that would improve organizational efficiency, economy or effectiveness:

Decision Package #36. Information Technology Department Reorganization. As the focus of the Information Technology Department has been steadily shifting from end point hardware support to software support, it is proposed to deauthorize a current Information Technology Technician position (\$115,422) and authorize a Computer Support Specialist position (\$116,607) whose duties better align with current City software and program needs. Recommended is the personnel change. No additional appropriation is needed for the \$1,185 increase which will be absorbed by the Department's current core services budget.

Decision Package #37. Outsourced Animal Licensing. Anticipated savings of \$45,075 in FY 2020-21 and ongoing savings of \$90,150 beginning in FY 2021-22 can be achieved with the outsourcing of the City's animal licensing function. The savings include increased compliance with the City's animal licensing regulations, reduced postage costs related to annual renewal notices, and the reorganization (including the deauthorization of the Financial Services Department's Office Specialist III position) of the business and animal licensing functions upon the expected midyear retirement of a current employee. These savings would be partially offset by the cost of a contract for the services. Recommended is the personnel change, ongoing reduced General Fund appropriations netting to \$33,075, and an increased General Fund revenue estimate of \$12,000 for FY 2020-21, resulting in net savings of \$45,075.

Decision Package #38. Police Department Reorganization. Proposed is making permanent the FY 2019-20 pilot program that was part of the City Council-approved homeless outreach initiative whereby a third Police Captain position (\$334,215) was added to oversee the newly created Special Operations Bureau. The third Police Captain position significantly improves the supervisory span of control in the Department, allows for increased oversight of the Emergency Communications and Police Records Divisions, and makes redundant the vacant Records Manager position (\$130,477), which can therefore be deauthorized. Additionally, the increased supervision provided by the Captain allows for the deauthorization of a projected to be vacant Police Sergeant position (\$250,961) that, when combined with the Records Manager, creates net reorganization savings of \$47,223. Recommended are the personnel changes and an ongoing reduced appropriation to the General Fund of \$47,223.

Decision Packages (with one-time requests) that would fill gaps in current services or meet new service needs:

Decision Package #39. March 2, 2021 Election. Redondo Beach is scheduled to conduct a General Municipal election in 2021 to elect a Mayor, a City Attorney, three members of the City Council, and three members of the Redondo Beach Unified School District. The City is required to pay for the full costs of the election. Recommended is a one-time General Fund appropriation of \$321,000 for an election and an increased General Fund revenue estimate of \$5,000 for the associated candidate statement reimbursements, resulting in a net cost of \$316,000.

Decision Package #40. Information Technology Equipment Replacement. An appropriation from the Information Technology Fund is needed for replacement of the City's physical network equipment (network switches, core routers, and software applications used to manage that infrastructure) that have reached "end-of-life". In light of the City's current financial situation, all other scheduled equipment replacements will be delayed. Recommended is a one-time appropriation to the Information Technology Fund of \$1,133,086.

Decision Package #41. Transit Vehicle Replacements. To improve public safety, reduce maintenance and repair costs, and meet Federal Transit Administration heavy-duty transit vehicle "useful life/mileage" requirements, an appropriation is needed to replace three fixed-route Beach Cities Transit vehicles. Recommended are one-time Transit Fund appropriations with an offsetting transfer from the Proposition A Fund of \$313,614 and one-time appropriations and offsetting increased revenue estimates of \$1,254,458 to the Intergovernmental Grants Fund.

Decision Package #42. Section 8 Administration Funding Adjustment. The Redondo Beach Housing Authority has an administrative fee reserve account that is held by the City of Redondo Beach. Use of the administrative fee reserve account would offset a projected shortfall in administrative fee revenue during FY 2020-21. Recommended is a one-time \$50,000 increase to estimated revenues and appropriations to the Housing Authority Fund.

Decision Package #43. SB2 Planning Grant. The Community Development Department has been awarded the SB2 Planning Grant in the amount of \$310,000 from the California Department of Housing and Community Development (HCD). The grant funds would be utilized for performing the Housing Element Update, developing/updating ADU and Residential Design Guidelines, and purchasing information technology equipment upgrades, including enhancements to the Tyler MUNIS database and new computer equipment. Recommended is a one-time revenue estimate increase of \$310,000 and an offsetting one-time appropriation of \$310,000 to the Intergovernmental Grants Fund.

Decision Package #44. Regularly Scheduled Vehicle Replacement Purchases. The City schedules and funds vehicle replacements as part of the *Vehicle and Heavy Equipment Replacement Program*. An appropriation is necessary for the scheduled replacement of 22 Police and Public Works vehicles used by City employees to carry out their work assignments. These vehicles were originally scheduled to be replaced as part of the FY 2019-20 budget but were delayed as part of last year's lifecycle extension. Vehicles that were scheduled to be replaced in FY 2020-21 will be delayed until FY 2021-22, per the policy change described in Decision Package #21. Recommended is a one-time appropriation to the Vehicle Replacement Fund of \$796,003.

Decision Package #45. Transfer from the Capital Projects Fund. Proposed is a one-time transfer from the discretionary Capital Projects Fund to the General Fund to help balance the FY 2020-21 Operating Budget. The \$2,368,000 amount is available from the unallocated General Fund set aside approved by City Council as part of the FY 2018-19 year-end close; project savings from completed General Fund projects; and the defunding of some capital projects approved as part of the FY 2019-20 CIP Budget including \$400,000 from the Redondo Beach Performing Arts Center Seat Replacement Project and \$1,035,000 from various enhanced watershed management program projects. Recommended is the transfer of \$2,368,000 from the Capital Projects Fund to the General Fund.

Decision Package #46. Transfer from the Major Facilities Reconstruction Fund. Proposed is a one-time transfer from the Major Facilities Reconstruction Fund to help balance the FY 2020-21 Operating Budget. Recommended is the transfer of \$231,924 from the Major Facilities Reconstruction Fund to the General Fund.

**City Manager Recommended
FY 2020-21 Decision Packages for City Council Approval
Summary**

	General Fund		Other Funds
	One-Time	Ongoing	
1. Beach Cities Transit Contract Bus Operator Cost Increase	-	-	571,000
2. Community Services Department Office Building Rent Increase	-	4,374	-
3. Refuse Collection and Recycling Program Rate Adjustment	-	-	-
4. Credit Card Acceptance Fee	-	(80,000)	-
5. Community Development Department Fee Increases	-	(197,500)	(1,500)
6. City Manager's Office Budget Reduction	-	(179,391)	-
7. Mayor and City Council Office Reduction	-	(65,663)	-
8. City Clerk's Office Budget Reduction	-	(50,016)	-
9. City Treasurer's Office Budget Reduction	-	(18,310)	-
10. City Attorney's Office Budget Reduction	-	(368,144)	-
11. Information Technology Equipment Replacement Life Cycle Extensions	(454,748)	-	454,748
12. Human Resources Department Budget Reduction	-	(164,930)	(30,989)
13. Financial Services Department Budget Reduction	-	(171,713)	-
14. Police Department Budget Reduction	-	(1,181,173)	-
15. Fire Department Budget Reduction	(583,038)	(28,149)	(57,150)
16. Public Library Budget Reduction	(120,000)	(338,284)	-
17. Community Services Department Budget Reduction	(30,000)	(460,908)	-
18. Community Development Department Budget Reduction	-	(264,791)	-
19. Waterfront and Economic Development Department General Fund Budget Reduction	-	(22,000)	-
20. Public Works Department General Fund Budget Reduction	-	(574,265)	-
21. One-Year Extension of Vehicle Life	(511,627)	-	(278,665)
22. Reduction in Budgeted Employee Vacation Cashouts	-	(769,212)	(184,601)
23. Reduction in the Number of Commission Meetings	-	(36,600)	-
24. Elimination of Special Event Fee Waivers	-	(31,000)	(21,000)
25. Internal Audit Services Contract	-	(100,000)	-
26. Waterfront and Economic Development Department Harbor Enterprise Budget Reduction	-	-	(390,000)
27. Waterfront Leasehold Property Management Services Reduction	-	-	(290,000)
28. Public Works Department Harbor Enterprise Budget Reduction	-	-	(545,350)
29. Fire Department Harbor Enterprise Budget Reduction - Harbor Patrol Staffing	-	-	(543,742)
30. Police Department Harbor Enterprise Budget Reduction	-	-	(98,760)
31. Seaside Lagoon FY 2020-21 Operations	-	-	330,196
32. Fire Department Manual Monitor/Defibrillator Extended Warranty	32,000	-	-
33. Fire Department Emergency Medical Services	40,000	-	-
34. SBCCOG Grant for Enhanced Response to Crimes Committed by People Experiencing Homelessness	-	-	-
35. Legal Services for Powerplant Property Matters	175,000	-	-
36. Information Technology Department Reorganization	-	-	-
37. Outsourced Animal Licensing	-	(45,075)	-
38. Police Department Reorganization	-	(47,223)	-
39. March 2, 2021 Election	316,000	-	-
40. Information Technology Equipment Replacement	-	-	1,133,086
41. Transit Vehicle Replacements	-	-	313,614
42. Section 8 Administration Funding Adjustment	-	-	-
43. SB2 Planning Grant	-	-	-
44. Regularly Scheduled Vehicle Replacement Purchases	-	-	796,003
45. Transfer from the Capital Projects Fund	(2,368,000)	-	2,368,000
46. Transfer from the Major Facilities Reconstruction Fund	(231,924)	-	231,924
Total Recommended Decision Packages	(3,736,337)	(5,189,973)	3,756,814
Deficit Ending Balance (After 8.33% "Minimum Contingency Reserve")	-	8,926,310	(33,829,020)
Revenues Under Expenditures if All Decision Packages Adopted	(3,736,337)	3,736,337	(30,072,206)

Proposed Five Year CIP Funding - FY 20-21 to FY 24-25
with Projected FY 19-20 Carryover Funds
(Carryover Projects and Funds are shown in italics)

Fund Number/Name	Page Number	Projects	Est. 19-20 C/O	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
		TOTAL	\$ -	\$ 2,240,000	\$ 800,000	\$ 800,000	\$ -	\$ -
300-Capital Projects - PEG Fees	58	RBTV Broadcast Fac/City Council Chamber Upgr.	\$ 881,704	\$ 180,000				
	53	<i>Council Chambers Voting System</i>	<i>\$ 27,000</i>					
		TOTAL	\$ 908,704	\$ 180,000	\$ -	\$ -	\$ -	\$ -
300-Capital Projects - Trash Hauler Impact		Annual Roadway Maintenance			\$ 285,000	\$ 285,000	\$ 285,000	\$ 285,000
		Citywide Slurry Seal Program	\$ 524,000	\$ 293,000				
		TOTAL	\$ 524,000	\$ 293,000	\$ 285,000	\$ 285,000	\$ 285,000	\$ 285,000
300-Capital Projects Assessment 92-1 District		<i>Manhattan Beach Boulevard Resurfacing</i>	<i>\$ 146,681</i>					
			\$ 146,681	\$ -	\$ -	\$ -	\$ -	\$ -
600-Tidelands	35	Harbor Dredging - Construction			\$ 1,100,000	\$ 1,100,000		
	36	Harbor Railing Replacement	\$ 599,446		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
	37	Pier Deck & Piling Structure Repair	\$ 201,178		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
	38	Pier Parking Structures Critical Rpr & Railing Rehab	\$ 72,179					
	39	Pier Restroom Improvements	\$ 111,813					
	40	Relocation of Boat Launch - Construction			\$ 4,500,000			
	42	Sport Fishing Pier Demolition & Reconstruction				\$ 6,000,000		
	32	<i>Moonstone Park Area Design & Construction</i>	<i>\$ 2,435,783</i>					
	32	<i>Outdoor Shower and Improvements</i>	<i>\$ 40,050</i>					
	32	<i>Pier Decorative Sculpture Sails - Repainting</i>	<i>\$ 99,646</i>					
	32	<i>Pier Light Fixture Replacement</i>	<i>\$ 299,292</i>					
	32	<i>Relocation of Boat Launch - Assess/Design/Site</i>	<i>\$ 542,830</i>					
	32	<i>Replacement of Harbor Patrol Docks</i>	<i>\$ 922,100</i>					
	32	<i>Sport Fishing Pier, Municipal Pier, Seawall Design</i>	<i>\$ 134,457</i>					
		TOTAL	\$ 5,458,774	\$ -	\$ 5,900,000	\$ 7,400,000	\$ 300,000	\$ 300,000

Proposed Five Year CIP Funding - FY 20-21 to FY 24-25
with Projected FY 19-20 Carryover Funds
(Carryover Projects and Funds are shown in italics)

Fund Number/Name	Page Number	Projects	Est. 19-20 C/O	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	
601-Uplands	33	Basin 3 Seawall Improvements			\$ 100,000	\$ 850,000			
	34	Basin 3 Slip Replacement			\$ 200,000	\$ 3,100,000			
	36	Harbor Railing Replacement	\$ 222,629		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
	38	Pier Parking Structures Critical Rpr & Railing Rehab	\$ 147,116		\$ 1,200,000		\$ 1,200,000		
	39	Pier Restroom Improvements	\$ 30,000		\$ 350,000	\$ 130,000	\$ 130,000	\$ 130,000	
	41	Sea Level Rise Improvements				\$ 500,000	\$ 500,000	\$ 500,000	
	32	Relocation of Boat Launch - Assess/Design/Site	\$ 6,949						
		TOTAL	\$ 406,694	\$ -	\$ 1,950,000	\$ 4,680,000	\$ 1,930,000	\$ 730,000	
603-Wastewater	2	Alta Vista Sewer Pump Station	\$ 275,000	\$ 2,000,000					
	3	Morgan Sewer Pump Station		\$ 200,000	\$ 2,000,000				
	4	Portofino Way Sewer Pump Station	\$ 1,914,872	\$ 250,000					
	5	Sanitary Sewers Facilities Rehabilitation	\$ 2,545,461	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	
	6	Yacht Club Way Sewer Pump Station	\$ 1,346,164	\$ 250,000					
	1	Basin 2 Marine Vessel Sewer Pump Out Station	\$ 350,000						
	1	Rindge Sewer Pump Station Design/Construction	\$ 137,920						
	1	Sanitary Sewer SCADA Installation	\$ 522,914						
		TOTAL	\$ 7,092,331	\$ 3,200,000	\$ 3,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	
700-Self Insurance Program	62	733 N. Paulina Demolition	\$ 5,093						
		TOTAL	\$ 5,093	\$ -	\$ -	\$ -	\$ -	\$ -	
701-Vehicle Replacement	53	City Fueling Station Replacement - Design Build	\$ 272,096						
		TOTAL	\$ 272,096	\$ -	\$ -	\$ -	\$ -	\$ -	
707-Major Facilities Repair Fund	56	PD Shooting Range Upgrade Design/Environ.			\$ 300,000	\$ 645,000			
	57	RBPAC Replacement of Electronic Message Bd		\$ 120,000					
	53	City Facility HVAC Replacement	\$ 358,309						
	53	City Facility Roof Replacement	\$ 375,000						
	53	Police Department Lobby & Records Area Upgrd	\$ 8,041						
		TOTAL	\$ 741,350	\$ 120,000	\$ 300,000	\$ 645,000	\$ -	\$ -	
TOTAL			\$ 46,282,382	\$ 11,669,314	\$ 17,325,000	\$ 19,125,000	\$ 9,005,000	\$ 5,105,000	
			Recommended 5 Year Total						\$ 108,511,696

Redondo Beach Harbor Enterprise Budget Update

Harbor Commission Meeting

June 1, 2020

Overview

- * Harbor Enterprise Comprised of Uplands and Tidelands Funds
- * Reflects Revenues and Expenditures Attributable to the Enterprise
- * Typical General Fund Revenue Sources Flow to the General Fund (e.g., Sales Tax, Property/Possessory Interest Tax, TOT, etc.)

Revenue Assumptions

- ❖ Used 2019 Calendar Year to Construct Revenue Model
- ❖ Sensitivity Testing for Various Scenarios
- ❖ Projected FY20-21 Revenue Based On Following Assumptions:
 - ▶ Retail and Restaurant – 35% Reduction in Sales
 - ▶ Parking - 35% Reduction in Revenue
 - ▶ Hotel Rooms and F&B – 50% Reduction in Sales
 - ▶ Residential and Office – 15% Reduction in Rental Income
 - ▶ Marina Slips – 15% Reduction in Slip Rental Income

Operating Budget

Financial Summary		FY 20-21	FY 19-20		
		Tidelands	Tidelands		Variance
<i>Funding</i>					
	Rents and Percentages	\$ 4,521,511.00	\$ 5,498,845.00		\$ (977,334.00)
	Parking Structure Revenue	\$ 307,200.00	\$ 508,000.00		\$ (200,800.00)
	Seaside Lagoon Entrance Fees	\$ 661,000.00	\$ 661,905.00		\$ (905.00)
	Investment Earnings	\$ 290,000.00	\$ 180,000.00		\$ 110,000.00
	Fisherman's Wharf Sanitation District	\$ 110,000.00	\$ 130,000.00		\$ (20,000.00)
	Other Revenue	\$ 24,500.00	\$ 25,000.00		\$ (500.00)
	Total	\$ 5,914,211.00	\$ 7,003,750.00		\$ (1,089,539.00)
<i>Expenditures</i>					
	Personnel	\$ 4,303,241.00	\$ 3,960,553.00		\$ 342,688.00
	Maintenance and Operations	\$ 1,912,327.00	\$ 1,978,327.00		\$ (66,000.00)
	Internal Service Fund Allocations	\$ 1,003,200.00	\$ 973,857.00		\$ 29,343.00
	Overhead	\$ 552,055.00	\$ 482,130.00		\$ 69,925.00
	Property Tax In-Lieu Fee	\$ 96,299.00	\$ 94,411.00		\$ 1,888.00
	Total	\$ 7,867,122.00	\$ 7,489,278.00		\$ 377,844.00
	Operating Income (Loss)	\$ (1,952,911.00)	\$ (485,528.00)		\$ (1,467,383.00)

Operating Budget

Financial Summary		FY 20-21	FY 19-20		
		Uplands	Uplands		Variance
<i>Funding</i>					
	Rents and Percentages	\$ 2,600,000	\$ 3,600,000		\$ (1,000,000)
	Parking Structure Revenue	\$ 1,515,300	\$ 2,157,000		\$ (641,700)
	Parking Meter Fees	\$ 45,000	\$ 50,000		\$ (5,000)
	Investment Earnings	\$ 110,000	\$ 60,000		\$ 50,000
	Storage Fees	\$ 40,000	\$ 40,000		\$ -
	Fisherman's Wharf Sanitation District	\$ 130,000	\$ 110,000		\$ 20,000
	Other Revenue	\$ 2,000	\$ 2,000		\$ -
	Total	\$ 4,442,300	\$ 6,019,000		\$ (1,576,700)
<i>Expenditures</i>					
	Personnel	\$ 2,166,627	\$ 2,136,738		\$ 29,889
	Maintenance and Operations	\$ 1,216,952	\$ 1,216,952		\$ -
	Internal Service Fund Allocations	\$ 1,069,190	\$ 918,699		\$ 150,491
	Overhead	\$ 325,975	\$ 256,707		\$ 69,268
	Debt Service	\$ 1,650,982	\$ 1,654,197		\$ (3,215)
	Total	\$ 6,429,726	\$ 6,183,293		\$ 246,433 ⁸⁵
	Operating Income (Loss)	\$ (1,987,426)	\$ (164,293)		\$ (1,823,133)

Decision Packages

	Tidelands	Uplands
Financial Summary Operating Loss	\$ (1,952,911.00)	\$ (1,987,426.00)
#15 - Fire Department Reduction	\$ 29,001.00	\$ 28,149.00
#21 - One Year Extension of Vehicle Life	\$ 32,934.00	\$ 13,517.00
#24 - Elimination of Special Event Fee Waivers	\$ 4,200.00	\$ 16,800.00
#26 - Reduction in Harbor Contracts	\$ 225,000.00	\$ 165,000.00
#27 - Reduction in Harbor Property Mgmt Expenses	\$ 15,000.00	\$ 275,000.00
#28 - Public Works Harbor Budget Reduction	\$ 301,389.00	\$ 221,585.00
#29 - Harbor Patrol Budget Reduction	\$ 543,742.00	\$ -
#30 - Police Department Budget Reduction	\$ 98,306.00	\$ 98,306.00
#31- Seaside Lagoon Operations	\$ (330,196.00)	\$ -
Revised Operating Loss	\$ (1,033,535.00)	\$ (1,169,069.00)
Reduction in Costs	\$ (919,376.00)	\$ (818,357.00)

Fund Balances

Assets				
		Tidelands		Uplands
	Cash and Investments	\$ 15,678,425		\$ 5,857,378
	Other Current Assets	\$ 821,210		\$ 194,702
	Capital Assets	\$ 19,786,123		\$ 13,845,061
	Other	\$ 1,650,304		\$ 743,875
	Total Assets	\$ 37,936,062		\$ 20,641,016
Liabilities				
	Current (AP, etc)	\$ 794,662.00		\$ 281,799
	Non-Current (Pension)	\$ 10,513,473.00		\$ 4,648,661
	Other	\$ 251,889.00		\$ 117,341
	Total Liabilities	\$ 11,560,024.00		\$ 5,047,801
	Net Position	\$ 26,376,038		\$ 15,593,215

Capital Improvements

Five Year CIP Funding - FY 20-21 to FY 24-25							
Tidelands		Carryover	20-21	21-22	22-23	23-24	24-25
	Harbor Dredging	\$ -	\$ -	\$ 1,100,000.00	\$ 1,100,000.00	\$ -	\$ -
	Railing, Sails, Lighting & Signage	\$ 998,384.00	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
	Pier Repairs	\$ 201,178.00	\$ -	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
	Plaza Parking Structure	\$ 72,179.00	\$ -				
	Restroom Improvements	\$ 111,813.00	\$ -				
	Boat Ramp Design and Construct	\$ 542,830.00	\$ -	\$ 4,500,000.00			
	Sport Fishing Pier Repairs	\$ 134,457.00	\$ -		\$ 6,000,000.00		
	Moonstone Park	\$ 2,435,783.00	\$ -				
	Outdoor Shower	\$ 40,050.00	\$ -				
	Habor Patrol Docks	\$ 922,100.00	\$ -				
	Totals	\$ 5,458,774	\$ -	\$ 5,900,000	\$ 7,400,000	\$ 300,000	\$ 300,000
	5 Year Total	\$ 19,358,774					

Capital Improvements

Five Year CIP Funding - FY 20-21 to FY 24-25							
Uplands		Carryover	20-21	21-22	22-23	23-24	24-25
	Basin 3 Seawall	\$ -	\$ -	\$ 100,000	\$ 850,000	\$ -	\$ -
	Basin 3 Slip Replacement	\$ -	\$ -	\$ 200,000	\$ 3,100,000	\$ -	\$ -
	Harbor Railing Replacement	\$ 222,629	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
	Pier Parking Structures	\$ 147,116	\$ -	\$ 1,200,000	\$ -	\$ 1,200,000	\$ -
	Restroom Improvements	\$ 30,000	\$ -	\$ 350,000	\$ 130,000	\$ 130,000	\$ 130,000
	Sea Level Rise Improvments	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
	Boat Launch	\$ 6,949	\$ -	\$ -	\$ -	\$ -	\$ -
	Totals	\$ 406,694	\$ -	\$ 1,950,000	\$ 4,680,000	\$ 1,930,000	\$ 730,000
	5 Year Total	\$ 9,696,694					

Recommendation

- * Discussion and Possible Action to Provide Input/Recommendations to the Redondo Beach City Council on Proposed FY20-21 Budget and Proposed FY20-25 Capital Improvement Plan
- * Receive and File Staff Report on Proposed FY20-21 Budget and Proposed FY20-25 Capital Improvement Plan



Administrative Report

J.2., File #HC20-0981

Council Action Date:6/1/2020

TITLE

DIRECTOR'S REPORT

Staff recommendation: Receive and file