

**AGENDA – REGULAR MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY, JULY 7, 2010 - 7:00 P.M.
REDONDO BEACH CITY COUNCIL CHAMBERS
415 DIAMOND STREET**

I. OPENING SESSION

1. Call Meeting to Order
2. Roll Call
3. Salute to the Flag

CENTRAL FILES

II. APPROVAL OF ORDER OF AGENDA

III. CONSENT CALENDAR #4 THROUGH #7:

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission may request that any Consent Calendar item(s) be removed and, 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.

4. Approval of Affidavit of Posting for the Preservation Commission meeting of July 7, 2010
5. Approval of the following Minutes: Regular Meeting of May 5, 2010
6. Strategic Plan Update Reports: May 18, 2010 and June 16, 2010
Staff recommends that the Preservation Commission receive and file the Strategic Plan Updates.
7. Receive and file written communications

IV. ORAL COMMUNICATIONS

Anyone wishing to address the Preservation Commission on any Consent Calendar item on the agenda, which has not been pulled by the Preservation Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

VI. EXCLUDED CONSENT CALENDAR

VII. EX-PARTE COMMUNICATIONS

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

VIII. PUBLIC HEARINGS:

8. A Public Hearing to consider a request of a Certificate of Appropriateness to permit an addition of floor area, exterior site improvements and exterior building alterations to a Potential Historic Resource building located in a Low Density Multi-Family Residential (R-3A) Zone.

APPLICANT: Jeffrey A. Dahl
PROPERTY OWNER: Eric and Tommi Johnson
LOCATION: **414 South Broadway**
CASE NO. 2010-07-COA-002
RECOMMENDATION: Staff recommends approval with conditions

IX. UNFINISHED BUSINESS

X. NEW BUSINESS – (Items for discussion prior to action)

9. **DISCUSSION TO UPDATE HISTORIC RESOURCES SURVEY:**
Staff recommends that the Preservation Commission receive and file the Presentation.
10. **NOTIFICATION OF CITY COUNCIL ITEMS:**
Staff recommends that the Preservation Commission receive and file the report on City Council actions related to Preservation.
11. **NOTIFICATION OF PLANNING COMMISSION PROJECTS:**
Staff recommends that the Preservation Commission receive and file the report on Planning Commission/Planning Department cases submitted for future Planning Commission meeting or Planning Department action.

XI. SUBCOMMITTEE REPORTS:

- a. Education/Incentives
- b. Legislative
- c. Minor Alterations
- d. Historic Landscapes
- e. Survey Update
- f. Historic District Formation
- g. Redondo Stairway

XII. COMMISSION ITEMS AND REFERRALS TO STAFF

Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.

XIII. ITEMS FROM STAFF

XIV. ADJOURNMENT

The next meeting of the Preservation Commission of the City of Redondo Beach will be a regular meeting to be held at 7:00 p.m. on **September 1, 2010** in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California

An agenda packet is available 24 hours a day at www.redondo.org under the City Clerk. Agenda packets are also available during City Hall hours at the Planning Department Public Counter and in the office of the City Clerk.

Any writings or documents provided to a majority of the Preservation Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, California during normal business hours. In addition, such writings and documents will be posted, time permitting, on the City's website at www.redondo.org

APPEALS OF PRESERVATION COMMISSION DECISIONS:

Decisions of the Preservation Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Preservation Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

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

July 1, 2010

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

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Preservation Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the July 7, 2010, Regular Meeting of the City of Redondo Beach Preservation Commission on July 1, 2010, in the following locations:

City Hall, Door "A", 415 Diamond Street, Redondo Beach
City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach.


Silvia M. Campos
Planning Technician

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING**

MAY 5, 2010

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:02 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Day, Jackson, Mentesoglu, Miller-Hack, Richer,
Chairperson Gibson

Commissioners Absent: Perry

Officials Present: Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Mentesoglu led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Jackson, seconded by Commissioner Day, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of affidavit of posting for the May 5, 2010 Preservation Commission meeting
- Approval of minutes of the meeting of March 18, 2010
- Strategic plan update reports: March 16, 2010 and April 20, 2010
- Receive and file written communications

Chairperson Gibson excluded the approval of the March 18, 2010 minutes.

ORAL COMMUNICATIONS

None.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the Consent Calendar, with the exception of the March 18, 2010 minutes. Motion carried unanimously.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

Chairperson Gibson revised the first paragraph of page 3 and the final paragraph of page 4 of the March 18, 2010 Preservation Commission minutes.

Motion by Commissioner Jackson, seconded by Commissioner Montesoglu, to approve the revised March 18, 2010 minutes. Motion carried unanimously.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at 420 South Guadalupe Avenue

Planner Plascencia presented the administrative report including the location, history, and description of the property. He stated that notable alterations include the siding and a garden window; and he also noted the brick chimney, which he said is an outstanding feature. He said the majority of the windows are double-hung and intact; and he pointed out the unique window pattern on the front elevation. He mentioned the intention of the owner to replace the two windows on either side of the door with a more appropriate period style. He concluded by recommending approval of the designation of the property to be known as the Chapman House.

Planner Plascencia answered that changes and additions to the sides and rear of the property, as well as the front elevation, would be under the Commission's purview.

Motion by Commissioner Jackson, seconded by Commissioner Day, to open the public hearing. Motion carried unanimously.

At this time, applicants Ileana Landon and Michael Mena introduced themselves and stressed their intention to maintain the historic integrity of their house.

Chairperson Gibson complemented the appearance of the house, pointing out the clipped gables, which he said are distinctive. He supported approval of the landmark designation.

Commissioner Jackson concurred with Chairperson Gibson's comments.

Commissioner Day invited the applicants to contact a member of the Commission regarding resources for replacing the vinyl windows with appropriate period windows.

Motion by Commissioner Day, seconded by Commissioner Jackson, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Jackson, seconded by Commissioner Day, to adopt the resolution approving the designation of the property at 420 South Guadalupe Avenue as a local historic landmark to be named the Chapman House. Motion carried unanimously.

Planner Plascencia commented that the new historic landmark is located next to another historic landmark and also that it provides variety to the inventory since it is one of the few in the clipped gable style.

Planner Plascencia answered that he has not yet contacted the property owner at the southeast corner of Beryl Street and Pacific Coast Highway regarding potential landmarking.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Discussion to Update the Historic Resources Survey

Planner Plascencia advised that, due to the fact that matching funds are unavailable at this time, the letter from the Preservation Commission requesting funding for a historic resources survey update has not been forwarded to the City Council; however the City Manager and City Council are aware of the letter. He said the City will postpone further action until matching funds become available. He recommended consideration of a smaller privately-funded survey.

Commissioner Jackson commented that the purpose of the letter is for the City Council to consider funding allocation.

Chairperson Gibson questioned whether to send a delegation to the City Council budget meeting on May 25.

Planner Plascencia clarified that expenses are being scaled back due to reduced revenues; therefore funding is not available at this time.

Notification of City Council Items

Planner Plascencia advised that some Mills Act applications are forthcoming.

Notification of Planning Commission Projects

Planner Plascencia reported that five to ten non-historic demolition applications have been received within the past few months.

SUBCOMMITTEE REPORTS

Historic Landscapes

Commissioner Jackson advised that the Redondo Beach Round Table is seeking volunteers to landscape the area near the Veterans Park Community Center.

Chairperson Gibson stated that he will look into the matter and report back.

Survey Update

Chairperson Gibson recommended scheduling a meeting to discuss plans for fine-tuning the historic survey results.

Historic District Formation

Planner Plascencia reported that meetings in potential historic districts have not yet been arranged. He mentioned a possible reluctance by homeowners to join historic districts due to the perception of unreasonable restrictions; and he recommended additional outreach to historic homeowners for the purpose of allaying those concerns.

Chairperson Gibson recommended following up with the owners on each block who attended the recent historic district informational meeting, possibly scheduling a meeting with them at City Hall or in their homes. He requested their contact information.

Chairperson Gibson recommended inviting property owners in the Clifton-by-the-Sea neighborhood to attend a meeting in September or October (to be confirmed at the July Preservation Commission meeting), possibly at the Redondo Beach Community Center. He suggested that current historic owners could co-host the meeting, which would include a presentation similar to the recent presentation given at the Morrell House with particular focus on the Clifton-by-the-Sea area.

Redondo Stairway

Planner Plascencia reported that the Redondo Stairway project is listed on the updated City CIP program. He recalled a report created by a former consultant for the project; and he said that he will provide that report to the members.

Commissioner Jackson recalled a letter connected with the project from Los Angeles County, which she also requested to be provided to the members.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Jackson reported that Sharefest repainted the Morrell House on May 1.

Commissioner Jackson also reported that the recent Historical Society annual meeting went well and included a segment for people interested in older homes.

ITEMS FROM STAFF

Planner Plascencia commended the Historical Society for their work on the Morrell House project.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 7:42 p.m. to the next regular meeting on July 7, 2010.

Respectfully submitted,

Alex Plascencia
Associate Planner



Administrative Report

Council Action Date: May 18, 2010

To: MAYOR AND CITY COUNCIL

From: MAGGIE HEALY, ASSISTANT TO THE CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES, WATER QUALITY IMPLEMENTATION MATRIX, GREEN TASK FORCE PRIORITY MATRIX, AND MAJOR CITY FACILITIES PRIORITY LIST

RECOMMENDATION

Receive and file the monthly updates to: 1) the six-month strategic objectives that were established at the Strategic Planning Retreat held on March 3, 2010; 2) the Water Quality Implementation Matrix; 3) the Green Task Force Priority Matrix; and, 4) the Major City Facilities Priority List.

EXECUTIVE SUMMARY

On March 3, 2010, the City Council held a Strategic Planning Workshop to establish three year goals for the 2010-2013 Strategic Plan and to establish six-month objectives. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. Updates to the Water Quality Implementation Matrix, the Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. The next Strategic Planning Retreat will be held on September 23, 2010.

BACKGROUND

The City Council's Strategic Plan directs the development of the City budget, program objectives, and performance measures. The goals provide the basis for improving services and preserving a high quality of life in the City.

The City began strategic planning in 1998 with the creation of the first three-year strategic plan covering the period of 1998-2001. In October 2001, a second three-year plan was developed for 2001-2004. At the February 25, 2003 retreat, these Core Values were added: Openness and Honesty, Integrity and Ethics, Accountability, Outstanding Customer Service, Teamwork, Excellence, and Fiscal Responsibility. A third three-year plan was developed in March 2004, covering the period of 2004-2007, and including a vision statement. In September 2007, the fourth three-year plan was developed with new goals and objectives. Finally, on March 3, 2010, the fifth three-year

Administrative Report

May 18, 2010

Strategic Plan, Water Quality Matrix,
Green Task Force Matrix, Facilities Priority Update
Page 2

strategic plan was developed. The following are the five strategic plan goals for 2010-2013. They are not in priority order:

- Improve financial viability and expand economic opportunities
- Improve public facilities and the infrastructure
- Increase organizational effectiveness and efficiency
- Maintain a high level of public safety
- Vitalize the Harbor & Pier areas

The City Manager provides monthly updates to the adopted six-month objectives to enable the Mayor and City Council to monitor the City's progress on the Strategic Plan.

Water Quality Implementation Matrix

On July 19, 2005, the City Council adopted a resolution to form a 15-member Water Quality Task Force. During their 12-month assignment, the Task Force developed a Recommendations Report. The Report was presented to a joint meeting of the City Council and Harbor Commission. The City Council directed staff to report back with a prioritized action plan for implementation. The Recommendations Implementation Matrix was received by the Council on November 21, 2006, with direction for staff to provide a status report to accompany the Strategic Plan reports. The monthly status update is attached.

Green Task Force Priority Matrix

On January 16, 2007, the City Council adopted a resolution to form a 15-member Green Task Force to study and address a variety of environmental issues faced by the City. During their 12-month assignment (later extended to 15 months), the Task Force developed a Sustainable City Plan that included 26 recommendations. The Report was presented to the City Council on May 13, 2008. The City Council directed staff to assemble the recommendations into a matrix. On August 19, 2008, the City Council received and filed the Green Task Force Priority Matrix and reviewed it on October 21, 2008. The monthly status update is attached.

Major City Facilities Priority List

On February 13, 2007, the City Council adopted the Major City Facilities Priority List. The Council requested that the list come back periodically for review. The attached version reflects the addition of the Dominguez Park Community Center as directed by the City Council during adoption of the Fiscal Year 2007-2008 Budget on June 19, 2007.

COORDINATION

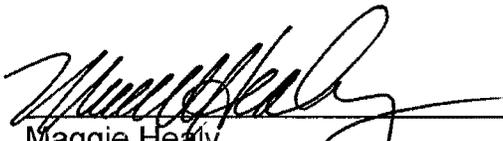
All departments participated in the development of the Strategic Plan and in providing the attached update. Relevant departments have reviewed the Water Quality Implementation Matrix, Green Task Force Matrix and Major City Facilities Priority List.

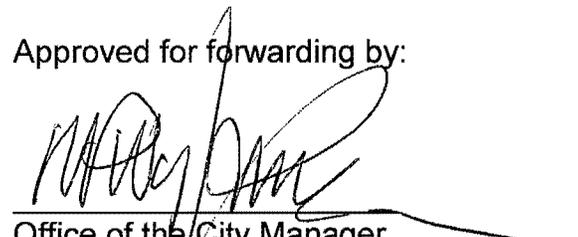
FISCAL IMPACT

The total cost for this activity is included in the City Manager's Office's portion of the FY 2009-2010 Adopted Annual Budget and is part of the department's annual work plan.

Submitted by:

Approved for forwarding by:


Maggie Healy
Assistant to the City Manager


Office of the City Manager

Attachments:

- Strategic Plan Update - Six-Month Objectives dated May 18, 2010
- Water Quality Implementation Matrix dated May 18, 2010
- Green Task Force Implementation Matrix dated May 18, 2010
- Major City Facilities Priority List dated June 2007

CITY OF REDONDO BEACH  **STRATEGIC OBJECTIVES**
 March 3, 2010 to September 1, 2010

ACM=Asst. City Manager FS = Financial Services HBT=Harbor, Business and Transit PW=Public Works RCS= Recreation and Community Services

THREE-YEAR GOAL: *IMPROVE FINANCIAL VIABILITY AND EXPAND ECONOMIC OPPORTUNITIES*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Apr. 20, '10 City Council meeting	City Attorney and City Engineer	Report to the City Council on options that may assist businesses in their compliance with ADA requirements and potential options for businesses to achieve ADA certification.				
2. June 30, 2010	Asst. City Manager	Develop a strategy and plan to address the city's PERS obligation and present to the City Council for action.		X		
3. July 15, 2010	Planning Director, with input from the Planning Commission	Propose to the City Council for action modifications to the commercial parking standards and share parking implementation.		X		
4. July 31, 2010	Asst. City Manager	Present to the City Council for action a lease for the Marine Ave. site.		X		
5. At the Aug. 17, '10 City Council meeting	Financial Services Dir.	Provide to the City Council for action options related to a possible local purchasing preference policy.		X		
6. At the Aug. 17, '10 City Council meeting	City Manager, working with a North Redondo Beach Working Group	Complete and present to the City Council for action a strategic plan.		X		
7. Sept. 1, 2010	Council member Brand	Participate in the MLPA (Marine Life Protection Act) process and report the results to the City Council.		X		

Revised 5-18-10

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THREE-YEAR GOAL: *IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. April 1, 2010	City Engineer	Ensure the construction of the Council Chambers is 100% complete.	X			
2. May 6, 2010	City Engineer	Present to the City council for action a recommendation to award a contract for the Prospect resurfacing project from PCH to Del Amo.	X			
3. April 30, 2010	RCS Dir.	Present to the City Council an assessment of the TSO (time schedule order) proposal by the LARWQCB on Seaside Lagoon operations and any facility improvements needed to operate in 2010.	X			
4. At the May 18, 2010 City Council meeting	Public Works Dir.	Present to the City Council for action options regarding sidewalk cleaning services.		X		
5. June 1, 2010	City Council	Take action on the appropriation of money for the move of the Recreation and Community Services Dept. from Knob Hill to Aviation Park.		X		
6. Sept. 1, 2010	City Engineer	Present to the City Council for action a recommendation to award a contract for construction of the Harbor Patrol facility.		X		
7. Sept. 1, 2010	City Engineer	Ensure the construction of the North Branch Library is 100% completed.		X		
8. Sept. 1, 2010	City Engineer	Recommend to the City Council for action the awarding of a contract for the Esplanade Streetscape project.		X		
9. Sept. 1, 2010	City Engineer, working with the Public Works Dir.	Recommend to the City Council the award of a contract for the installation of LED street lights.		X		

THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the May 4, 2010 City Council meeting	City Manager	Present to the City Council for action a legislative platform modification to include PERS reform.	X			
2. June 30, 2010	City Manager and Asst. City Manager	Present to the City Council for action a plan for graduated restoration of compensation and benefits to FY 2008-2009 levels.		X		
3. August 1 2010	Financial Services Dir.	Review and revise, as needed, and implement the city's purchasing policies and procedures.		X		
4. September 1, 2010	Executive Team (City Manager-lead), with input from high performing organizations	Develop and present to the City Council an interagency organizational best practices exchange program to consult with the city on organizational effectiveness and efficiency.		X		
5. September 1, 2010	City Manager and Asst. City Manager	Develop and implement a Supervisory Training Course that encompasses core supervision skills, re-engineering techniques and improved use of technology.		X		
FUTURE OBJECTIVE At the Oct. 6, 2010 City Council meeting		Review and recommend to the City Council for action a possible change in the purchasing limits in the City Charter.				

THREE-YEAR GOAL: MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the April 20, 2010 City Council meeting	Police Chief-lead, City Attorney, RCS Dir.	Present to the City Council for action an ordinance revising park rules to control and prevent nuisance activity.	X			Introduced to City Council at May 4 Council Meeting. To City Council for adoption May 18. Take affect June 20 (if approved).
2. June 4, 2010	Fire Chief	Present to the City Manager conceptual options for consolidation of fire protection services with the City of Hermosa Beach.			X	Final draft being completed for City Manager review and comment.
3. At the July 20, 2010 City Council meeting	City Manager and ACM	Continue to pursue funding opportunities for an Emergency Operations Center in North Redondo Beach and report the results to the City Council.			X	Update memo provided to Council on April 28. Next update will be in July.
4. At the July 20, 2010 City Council meeting	Police Chief and Council Member Aust	Present to the City Council for action options to limit oversize vehicles from city streets.		X		New options presented to City Council at May 4 Council Meeting.
5. Sept. 1, 2010	Police Chief, Public Works Dir., IT Dir.	Purchase patrol vehicles according to the Vehicle Replacement Schedule and install electronics and computer technology.		X		
6. Sept. 1, 2010	Police Chief-lead, Fire Chief, City Attorney, Planning Dir.	Review and recommend changes to the City Charter for action regarding how entertainment permit security bonds are assessed and drawn down for repeated calls for service.		X		

THREE-YEAR GOAL: *VITALIZE THE HARBOR & PIER AREAS*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the May 18, 2010 City Council meeting	Asst. City Manager and HBT Dir.	Present to the City Council for action a final Harbor Enterprise Business Plan.		X		
2. July 1, 2010	Fire Chief – lead, HBT Dir., City Engineer	Present an update to the City Council on the proposed Coastal Marinas Permit regarding water quality in the Harbor.		X		Sent letter to Dept. of Boating & Waterways to seek information and staff contact numbers. Awaiting response.
3. Sept. 1, 2010	City Manager, working with stakeholders	Develop and present to the Harbor Commission a process for how to proceed with a Master Plan for Mole B at the harbor.		X		
4. Sept. 1, 2010	Asst. City Manager- lead, HBT Dir.	Identify a location for the development of a boat launch ramp.		X		
FUTURE OBJECTIVE _____	Asst. City Manager and HBT Dir.	Work with Decron and other stakeholders to ensure construction of a public boat launch ramp.		X		

Recommendations Implementation Matrix

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
1	Street Sweeping (9a) Revoke all street sweeping exemptions to meet NPDES requirements.	Engineering	Resolution on policies and procedures adopted.	X				Project completed.
2	Trash Truck Leaks (9a) Prevent trash trucks from leaking.	Public Works	Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trucks are identified and repaired	X				Project completed.
3	Trash Bin Leaks (9a) Prevent trash bins from leaking.	Public Works	Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trash bin are identified and repaired	X				Project completed.
4	Red Tide Monitoring (9a) Coordinate with USC to establish monitoring locations for monitoring devices.	Harbor	Buoys installed for full-time use in March. Data downloaded weekly. USC team working on transmitting data electronically.	X				Project completed.
5	Rain Gutter Routing (9a) Route all gutters on pier buildings through an alternate system.	Engineering	Plans and specification design work	X				Project completed.
6	Develop Bacterial Source Identification (9b) (Source Point Testing - 9a) Use DNA tests or other methods to identify bacterial sources.	Engineering	LA County Sanitation will report findings with preliminary action plan to technical group in June, 2009.		X		Jun-10	LA County San. District funded \$325K source ID study around pier - monitoring continues.

Recommendations Implementation Matrix

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
7	Harbor Circulation Improvement (9b) (Marina Aeration - 9a) Investigate installation of facilities to increase circulation in the Harbor.	Engineering	Preliminary design done -pending funding source			X	TBD	For Budget Consideration Funding from Federal Government being requested FY 2011-12
8	Commercial Best Management Practices (9a) Establish a volunteer program for implementing BMPs at commercial establishments at the Harbor / Pier / Waterfront areas.	Harbor / Engineering	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
9	Hazardous Waste Drop (9a) Expand hazardous waste drop-off program. <i>Especially at water areas south of the Redondo Municipal Pier</i>	Public Works / Fire	No action at this time.			X	TBD	For Budget Consideration FY 2011-12
10	Parking Lot Debris Catchers (9a) Initiate pilot program for small catch basin debris filters. <i>Implement Harbor Leasee parking lot sweeping program</i>	Engineering	Plans and specification design work	X			Jan-10	Project completed.
11	Harbor Trash Skimmers (9a) Initiate alternate methods for removing floating harbor materials.	Engineering	Plans and specification design work		X		Jun-10	SMBRF's NOAA - SMBRF will procure skimmers
12	Oil spill clean-up (9a) Purchase oil absorbing snakes for use in oil spill clean-up.	Fire	400 feet of snake absorbent purchased and stored at Harbor Patrol. Task Completed.	X				Project completed.
13	Laws & Regulations (9a) Review existing State & Federal laws as pertains to water quality.	Engineering			X		Jun-10	Revised to June, 2010
14	Watershed Management Program (9a) Establish urban watershed program similar to Santa Monica.	Engineering				X	TBD	For Budget Consideration FY 2011-12

**Water Quality Task Force
Recommendations Implementation Matrix**

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
15 Pet Waste (9a) Install 'doggie poles' with waste bags in public areas.	Engineering / Public Works	Presented to CC - 10 containers installed on Esplanade / Harbor Drive	X				Project Completed.
16 Sprinkler Standards (9a) Develop a Certification program for commercial & residential properties with installed water-wise irrigation systems and landscaping. <i>Coordinate with West Basin Water District's existing program</i>	Engineering				X	TBD	For Budget Consideration FY 2011-12
17 Hot Line (9a) Establish a Water Quality Hot Line for public reporting of concerns. <i>Establish a web link to the WQTF Plan and matrix</i>	Engineering		X			Jul-08	Project completed.
18 Ongoing Water Quality Task Force (9a) <i>Staff report needed to determine how to continue the WQTF through either the Harbor Commission or Public Works Commission</i>	Harbor / Engineering	No new progress			X	TBD	Planning Stage
19 Continuous Deflection Separation Units (9a) Evaluate possibility of installing additional CDS units on all waterfront discharge storm drains. <i>Photos of annual cleaning will be posted</i>	Engineering				X	TBD	For Budget Consideration FY 2010-11
20 Non-profit formation (9a) Consider creation of a 501(c)3 organization to assist in grant funding development.	City Manager / City Attorney				X	TBD	For Budget Consideration FY 2010-11
21 Develop Clean Waterfront Plan (9b) Plans could include improvements based on successes in Santa Monica & Newport.	Harbor	Sample plans collected. Adopted BMPs will be key component of plan.			X	TBD	For Budget Consideration FY 2011-12
22 Develop Clean Marina Program (9b) Establish program and recognition standards.	Harbor	All 4 RB marinas participate in a recognized program or have committed to do so. Staff providing assistance and monitoring progress.			X	TBD	For Budget Consideration FY 2011-12

Recommendations Implementation Matrix

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
23	Develop & Implement BMPs for Bait Barges (9b) Ensure that bait barges are properly disposing of waste .	Fire / Harbor / Planning / Engineering / Public Works	Inspections completed. BMPs drafted and will be presented to Harbor Commission. Fire Completed physical inspection of barge. No hazardous storage or processes noted. Barge operates seasonally, per hazmat tech. No disclosure manifest warranted.	X				Project Completed
24	Develop & Implement BMPs for Fuel Dock (9b) Ensure that fuel docks within King Harbor employ BMPs while conducting business.	Harbor / Fire	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
25	Develop & Implement BMPs for Boaters (9b) Encourage and educate boaters in BMPS for boating.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
26	Develop & Implement BMPs for Boat Yards & Maintenance Facilities (9b) Adopt CASQA's BMPs and ensure they are followed.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
27	Design & Construct Harbor Circulation Improvements (9b) Study improving circulation methods and utilize power plant intake lines.	Engineering				X	TBD	For Budget Consideration FY 2011-12
28	Develop & Implement a program to insure that BMPs applicable to the beach and pier area are fully utilized (9b) Aggressively adhere to all LARWQCB TMDLs.	Public Works		X			Jul-07	Project Completed

Recommendations Implementation Matrix

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
29	Pier Fish Cleaning Station, Boaters and Charter Boats (9b) Ensure sink wastes are diverted to the sewer system, educate boaters.	Harbor / Public Works	Confirmed that sink wastes are diverted to the sewer system.	X				Project Completed
30	Watershed Runoff (9b) Investigate permeable surfaces for rainstorm waters.	Engineering				X	TBD	For Budget Consideration FY 2011-12
31	Develop & Implement a Community Outreach Plan (9c) Utilize volunteer forces to educate the community at large.	Harbor / Engineering	Sample plans from other jurisdictions being collected.			X	TBD	For Budget Consideration FY 2011-12
32	Explore funding opportunities at the Federal, State, County, Local, Corporate, and Private levels Increase City visibility and funding for water quality tasks.	Engineering / City Manager			X			Ongoing
33	Harbor Emergency Response Volunteer Team (9e) Immediate mitigation of red tide forces through volunteer teams.	Harbor / Fire Public Works	PW, Harbor, & Fire held a Red Tide Response Drill for City crews & volunteers September 27, 2007.	X				Project Completed
34	Street & Harbor Lease Hold Sweeping ** Coordinate with businesses for sweeping	Harbor	Policies and ordinances from other jurisdictions being collected. Staff discussing current practices with leaseholders.			X	TBD	Planning Stage
35	Web Page Update ** Monthly updated posting to the City website	Engineering			X			Ongoing

*Note - Details of timeline and a breakdown of steps will be provided for each task on the matrix as implementation progresses.

** By City Council direction from 11/21/06 CC meeting

Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 Sustainability: Add sustainability as one of Redondo Beach's Core Values listed in its Annual Reports and Strategic Plans.	ACM		X				"Enhance the livability and environmental sustainability of our community" revised in the March 25, 2009 Strategic Planning workshop.
2 Full-Time Employee: Designate a full-time, on-going staff position dedicated to implementing and researching all Green Task Force Initiatives, including grant writing.	ENG				X		Next opportunity to be evaluated is as part of the 2011-12 Budget Cycle
3 Public Education Program: Support a comprehensive public education program to promote green living and building ideas, energy and resource conservation, and other environmental concepts such as "teaching Green" or "Sustainable Works."	PW			X			"Green Building" consumer education materials received and available at the Building counter.
4 Cool City Classification: The City Council should sign the U.S. Mayors Climate Protection Agreement and establish a Cool Cities program for the City of Redondo Beach.	ENG		X				Baseline inventory presented to CC - March 16, 2010.
5 Eco-Friendly Business Initiatives: As part of the Economic Development Council, the City should identify a representative to implement eco-friendly initiatives within the business community.	HBT				X		
6 Support for RBUSD Environmental Programs: Direct staff to reach out to the Redondo Beach Unified School District (RBUSD) in promoting, supporting, and implementing green initiatives.	ACM				X		
7 Green Building Incentives: Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.	BLDG			X			CC identified at 09-14-09 Strategic Planning Retreat a Future Strategic Goal to incentivize projects that meet green standards and environmental sustainability goals
8 Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.	BLDG				X		

Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
9 LEED Standards: Adopt LEED standards for all city buildings.	BLDG			X			At 11-03-09 meeting, CC approved proposal for LEED certification for the Transit Terminal Project.
10 Ordinance Update: Review and update ordinances to support LEED compliant measures.	BLDG/ENG				X		
11 Staff Training: Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.	ENG				X		CALBO 2009 - Inspector attended Green Bldg. Seminar
12 Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents – homeowners, developers, builders, Chamber of Commerce, regional networks, etc.	PW				X		Recreation & Community Services to coordinate an energy efficiency / water conservation workshop w/ SBESC.
13 Urban Forest Ordinance: Pass an Urban Forest Ordinance that solidifies and codifies current practices regarding trees in the city.	PW				X		
14 Pursue Tree City USA Designation: The City Council should seek designation as a Tree City USA that provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs.	PW				X		
15 Land Use Policy, Zoning Regulation, and Associated Fee Amendments: Amend land use policies, zoning regulations and associated fees to provide an incentive for maintaining existing and/or creating new non-public open space.	Planning				X		
16 Historical and Specimen Tree Protection: Revise relevant preservation ordinances to include Specimen Trees and revise a complete list of trees on public and private land that are, or can be, landmarked or designated as specimen trees.	Planning / PW / RCS		X				Existing code provides for applications to designate trees as historic landmarks.

Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
17 High Profile City Projects: Implement two or three specific high-profile energy and resource projects that would help showcase the City's efforts to become a beacon of Green adaptation.	ENG			X			U.S. Dept. of Energy approved City's request for ARRA-funded LED streetlight retrofitting project
18 Renewable Energy Project Financing: Establish a relationship with a third party financing company to provide funding for both City and private projects involving conversion or adaptation to green energy.	HBT			X			City is coordinating efforts w/ the SBCCOG to implement local AB 811 program.
19 Inter-departmental Staff Resource Utilization Committee: Establish an inter-departmental staff committee whose purpose it is to create and maintain a Long-Term Resource Utilization Policy that would include a prioritized list of energy conservation and generation projects aimed at reducing city-wide energy consumption.	ACM				X		
20 Shop & Dine Redondo Program: Collaborate with the Redondo Beach Chamber of Commerce & Visitors Bureau to develop a "Shop & Dine Redondo" Program specifically designed to build a stronger local economy, healthier environment and reduce the total vehicle miles driven by those living and/or working in the community.	HBT				X		NRBBA held 'Dine Around Artesia' on 05-13-10.
21 Strategic School Traffic Reduction Plan: Collaborate with the Redondo Beach Unified School District (RBUSD) and local residents to develop a Strategic Traffic Reduction Plan.	ENG			X			Safe Routes to Schools program implemented. School Safety Zone CIP awarded on 10-06-09.
22 Residential Development Rights Transfer System: Research the feasibility of developing and implementing new density neutral land policies, zoning regulations and legal mechanisms that would allow owners of residentially-zoned properties to sell permitted development rights for transference to other properties located within specified public transit zones that also provide an ample amount of local shopping and dining opportunities.	Planning				X		

Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
23 Strategic New Parkland Development Plan: Develop a Strategic New Parkland Development Plan specifically focused on creating more neighborhood oriented parkland in the park-poorest areas in the city.	RCS				X		
24 Beach Cities Transit & Visitor Information Kiosks: Collaborate with the Redondo Beach Chamber of Commerce to create one or more Beach Cities Transit (BCT) & Visitor Information Kiosks at high traffic locations near transit stops in the city.	HBT				X		
25 Beach Cities Transit Wi-Fi Service Pilot Program: Perform a feasibility study on implementing a Beach Cities Transit (BCT) Wi-Fi Service Pilot Program.	HBT				X		
26 Integrated Bicycle Master Plan: Expand the Local Bikeway Plan into an Integrated Bicycle Master Plan, including bike racks, which will transform Redondo Beach into a premier bicycle friendly city.	ENG			X			The City's adopted Bicycle Master Plan submitted to Metro's "Call for Projects" to implement the class 2 and class 3 bicycle facilities, approved by Metro board - 10-22-09.

Major City Facilities Priority List

June, 2007

In order for the City to ensure quality services to our residents, businesses, and visitors, we need to have a plan for our future facilities needs. The City's current Five Year Capital Improvement Program (CIP) addresses the near future. Through this process, the City's most pressing capital needs are programmed using funding sources available over the 5 year planning period. For ease of reference, the adopted CIP includes a "needed, but not funded" list of capital projects. This list is designed to track possible future projects, however, there is little to no likelihood of funding in the short term. There is no planning document in place to take address facilities needs beyond this 5 year horizon. In order to set priorities beyond this horizon, a City Facilities Priority List has been developed.

The City has also developed a draft Asset Management Plan. This Asset Management Plan is a blueprint for the City to maximize the financial returns from its real property assets. The draft Asset Management Plan has not yet been finalized or presented to the City Council for approval as many of the assets in the draft Asset Management Plan assumed to possibly generate on-going revenues are encumbered with current facilities or seen as possible sites for new or relocated facilities. A City Facilities Priority List will enable the City to identify which assets are needed over the longer term and which are available for development through the Asset Management Plan.

The City's adopted Strategic Plan established the following three year goals:

- **Achieve financial stability and balanced economic growth.**
- **Maintain and improve public facilities, infrastructure and open spaces.**
- **Improve the attractiveness and livability of our neighborhoods.**
- **Maintain and improve public safety.**
- **Maintain and improve communication, productivity and efficiency in a healthy workplace.**

Included in the current Strategic Plan are a number of objectives directly related to facilities and asset management. These include:

- **Present to the City Council an inventory list of citywide real property assets.**
- **Develop a Facilities Master Plan for preventive maintenance of all City facilities.**
- **Develop and present to the City Council a City facilities overview for improvement and/or replacement of major City facilities, including financing options and prioritization.**

Having functional and updated public facilities can assist in achieving all of the Strategic Plan goals and other strategic objectives. For example, achieving customer service related objectives could be assisted by the development of functional, efficient, and customer friendly service areas. There is also a direct link between the quality of public facilities and providing a healthy workplace.

The City's future facility needs are many, with funding unlikely to be available over the near or even long-term to meet them all. A Major City Facilities Priority List will be useful to guide staff and the community as we seek funding for our many facilities needs.

Relationship to Statements of Financial Principles

The City's adopted Statements of Financial Principles has a number of points which can guide the City's future efforts in meeting its long-term facility needs. Financial Principles relating to the financing of facilities include:

- 2.a) The City will maintain a level of expenditures which will provide for the well-being and safety of the general public and citizens of the community;
- 2.b) The City will manage its financial assets in a sound and prudent manner;
- 2.c) The City will maintain and further develop programs to assure its long-term ability to pay the costs necessary to provide the highest quality service required by the citizens of Redondo Beach;
- 2.e) The City will maintain and improve its infrastructure;
- 2.f) The City will provide funding for capital equipment replacement, including a long-term technology plan, to achieve greater efficiency in its operations.

- 3.e) One-time revenues shall be used for one-time expenditures;
- 3.g) The City will continue to explore revenue raising alternatives as necessary and pursue all grants available to local government.

- 5.c) The City will set aside a reasonable and prudent amount of General Fund monies for capital improvements and repairs of various facilities, in its annual budget process.
- 5.f) The long-term operating impact of any capital improvement project must be disclosed before the project is recommended for funding.

- 10.a) Enterprise activities will be programmed to generate sufficient revenues to fully support the Enterprise's operations including debt service requirements, current and future capital needs.

These Financial Principles were considered in establishing the recommended prioritization.

Relationship to 2006 Community Opinion Survey

The City initiated a survey of residents to gauge their level of satisfaction with life and services in Redondo Beach and other matters. The survey was conducted by True North Research in October 2006, with the final report dated December 18th, 2006. A number of the highlights from the survey, as summarized below, have broad relevance to facilities planning

- When asked about what one change the City could take to make Redondo Beach a better place to live, now and in the future, the sixth highest response was improving public safety/enhancing police department (5%).
- Residents rated 20 specific services with public safety services ranked as most important, including maintaining a low crime rate, providing fire protection and prevention services, and providing emergency medical services being the top three, with providing Library services being 7th.
- The level of satisfaction with these same 20 services was also surveyed, with residents most satisfied with fire protection and prevention services, emergency medical services, and maintaining a low crime rate, among others.
- The highest ranked spending priorities included improving disaster preparedness.
- Fifty-six (56%) of voters initially indicated that they would support a \$30 million public safety bond to replace deteriorating police facilities, make public safety buildings earthquake safe, improve access to the disabled, and upgrade the Emergency Operations Center.
- One of the top candidates for improvements to bolster resident satisfaction includes preparing the City for disasters.

These results would tend to reinforce that public safety facilities should be given priority, especially those facilities which are designated as essential facilities for the purpose of disaster preparedness and response.

Project Descriptions

Aquatics Center and Events Plaza – The aging facilities at Seaside Lagoon are inadequate and would require substantial reinvestment in the current structures and operation. In addition, contradictory regulations regarding water quality have adversely impacted the ability of the City to operate the current facility without running the risk of violating State water quality standards. A new replacement aquatics amenity including an events plaza have been proposed as part of a development on the Redondo Beach Marina site, though in a more southerly location adjacent to the location of a proposed boat launch. The City is currently undertaking an initial assessment of alternatives for a new aquatics center and events plaza. The initial estimates of cost range from \$8 to \$15 million depending upon the scope of amenities. It is anticipated that this replacement facility would be funded from Harbor Enterprise funds and development related revenues.

Anderson Park Community Center – City facilities in Anderson Park include a senior center located on School property, modular and annex buildings used for recreation and child development programs, the Boy Scout House and the Girl Scout House. The combined area of these facilities is 8,365 square feet. Over the years, there has been discussion about consolidating and expanding these facilities on the same site, in a new structure. In 1978, there was a significant amount of analysis done regarding a new community center and gymnasium in two new structures, plus a remodeled Senior Center. The total estimated cost of this scope of development was \$5 million. Lack of funding did not allow the project to proceed. The 2001-2006 Capital Improvement Program included a smaller scale consolidated facility, without the gymnasium, with an estimated cost of \$1.5 million. An initial \$150,000 was funded in the 01/02 fiscal year, and this amount was carried over into both the 02/03 and 03/04 fiscal years. During this time, there was a series of scoping meetings, but no identified funding source for the full amount. The \$150,000 in initial funding was eliminated from the CIP in the 04/05 Fiscal Year. As part of the FY 2006/07 budget, \$50,000 was allocated to undertake a new Anderson Park Master Plan that will include a facilities needs assessment. In the first quarter of 2007, the City will be engaging the services of a consulting firm to undertake the Master Plan.

City Hall Replacement – The current City Hall of approximately 38,000 square feet was mostly built in 1961 with subsequent additions and has met the City's needs to a great degree for the last four decades, with some minor additions and remodeling. However, the building's design is highly inefficient in its layout and configuration due to its numerous entrances and corridors. It is difficult to secure and does not have a customer-friendly design. The building does not meet current standards for elements of life safety, including seismic safety, which could limit the ability of the structure to be used in the event of a natural disaster, thereby complicating the City's emergency response and recovery operations. Ultimately, a new facility could be constructed on the current civic center site which would have an efficient design, allow for improved customer service, and promote operational savings. In addition, certain off-site City offices, such as the Recreation & Community Services administrative offices, could potentially be consolidated into a new structure,. A three-story structure complementary to the Library building of approximately 50,000 square feet is estimated to cost \$10 million. If the Police facility were relocated outside of the Civic Center area, this, together with a new City Hall on a smaller footprint may present an opportunity to make the Broadway frontage available for development. This may be a way to partially fund the cost of a replacement City Hall.

Dominguez Park Community Center – The Dominguez Park/Heritage Court Master Plan, adopted by the City Council in December of 1992, included a 3000 square foot Community Building. The building was designed to incorporate materials and forms to complement the adjacent historic structures. The building included a 2000 square foot multi-purpose room, two smaller meeting rooms, a non-commercial kitchen, restrooms and a mechanical/storage room. The estimated cost of the structure in 1992 was \$360,000.

Fire Station One/Administration – Fire Administration is currently located in Fire Station One on Broadway. This facility was constructed in 1958 and was designed to accommodate 11 firefighters. Today the station supports 33 firefighters 24/7-365 days annually. While adequate for the foreseeable future, the temporary relocation of Fire Administration and suppression personnel would facilitate a remodel of the existing fire station to allow for an upgrade to current standards. In addition, the possible relocation of Fire Administration into a new Police or Public Safety facility would allow for better coordination of public safety services and some economies of scale. Fire Station One is also designated as a critical service facility in the event of a natural disaster or other emergency situation; facilities upgrades there would serve that purpose. Alternatively, Fire Administration could remain at Fire Station One if it could be accommodated as part of a remodel and expansion of the facility. However, given the constrained size of the site, this can only be determined through a specific design analysis.

A Needs Assessment was done regarding Fire Administration, Fire Station One, and the Harbor Patrol in 2002. This effort, an outgrowth of the Heart of the City Plan which did not ultimately proceed, looked at number of alternative scenarios and provides an indication of scale for each of the components. Since that time, the Fire Department has not modified its operations and is consistent with the needs assessment performed in 2002. Based on those findings, the Fire Department requires an additional 4000 square feet of Administrative & Lobby office space and an additional 3000 square feet of Firefighter living area. This would require the addition of a second story for both additions should the existing site be utilized.

Harbor Patrol Building – Currently located on Mole B, the existing facilities consist of an aging permanent structure, housing office and operational functions, and a modular unit as a residential component. A replacement facility which combines all required functions into a single contemporary structure would improve operational efficiency and address inadequacies. The Harbor Patrol facility needs were determined to be approximately 1,500 square feet of space as part of the 2002 Needs Assessment described under Fire Station One/Administration.

New Corporation Yard – The City’s existing Corporation Yard on Gertruda is physically inadequate and limits the City’s ability to ensure public works services are provided in the most operationally efficient manner. The existing facility is situated on two separate parcels (approximately 1.71 acres) on opposite sides of Gertruda. The City purchased a 5.36 acre parcel of land along Kingsdale Avenue in north Redondo Beach as a possible site to relocate the Corporation Yard. While this site could allow for the development of a more adequate replacement facility, the site is not centrally located and may be more valuable from an economic development perspective given its adjacency to the South Bay Galleria. An alternative concept which would provide economies of scale is the co-location of the Corporation Yard with the Parks Yard on Beryl. This more intensive scope of development on an existing City owned site would still allow for the sale and/or reuse of the Gertruda and Kingsdale sites. The westerly Gertruda parcels have already been rezoned to Residential Medium Density (RMD) and R-3. The Beryl site may not be sufficient in size to allow the Police Firing Range to continue to operate on this site, requiring relocation of the range.

North Branch Library/Hayward Center – A conceptual design has been completed for a replacement facility for the existing North Branch Library and Hayward Community Center located on Artesia Boulevard. This new facility would replace an aged and inadequate existing facility, built in 1949, as well as serve as a catalyst for the on-going revitalization of Artesia Boulevard. The estimated cost of this new 12,000 square foot facility is \$5,800,000. The City Council has set-aside \$1,895,000 of the amount needed. The Library Foundation’s fundraising efforts have raised approximately \$620,000 to date. The City has also been pursuing other funding sources, including a County-related source. The recent failure of a statewide Library Bond issue has eliminated one possible outside funding source for the near future.

Police Building - The current Police Facility, built in 1959, is overcrowded and does not provide a working environment that meets contemporary standards for law enforcement. The Police Department’s Investigations Division is housed in leased facilities across the street. The Parking Enforcement Unit is located within City Hall. The Property and Evidence Unit’s warehouse is located on property across from the City Yard and the officer’s report writing room is located within a trailer in the police department’s rear parking lot. The existing station in the Civic Center does not meet current standards for elements of life safety, including seismic safety, and falls short of the desirable standards for a critical response facility necessary to address the needs of the community in the event of a natural or other disaster. Main deficiencies include a non-conforming jail, inefficiencies due to non-consolidation of staff and facilities, a lack of customer and employee parking, an inefficient layout that does not promote public accessibility, and inadequate facilities. Past needs assessments have suggested that approximately 75,000 square feet would provide for an efficient and contemporary facility. The estimated cost of such a facility is approximately \$30,000,000. The majority of the funding would have to be generated from existing or new City resources such as a voter-approved bond issue. One option would be the City’s possible acquisition of the Redondo Beach Unified School District property at 200 PCH which currently houses the Police Investigations Division as a site for a new Police Facility. This 2.49 acre site is in close proximity to the existing Civic Center. Building a new facility at a new site would eliminate the attendant costs and impacts on existing police operations during construction.

Transit Center – Possible development of a new Transit Center to replace the inadequate facility at the South Bay Galleria has been on the drawing board for some time. A new Transit Center located off Catalina was a key component of the failed Heart of the City Plan, and at that time the City was successful in securing a Federal Earmark of funds totaling \$2,240,317 for its development. The City Council recently engaged the City’s Federal lobbyist to secure an extension while the City explores alternative locations for a new Transit Center. One option is the existing City-owned parcel on Kingsdale. However, use of that parcel is dependent on the City’s final determination of the new Corporation Yard and the finalization of expansion plans for the Galleria. The scope of a new Transit Center at minimum would be 14 bus bays instead of the 8 currently at the Galleria. Other elements of the project would include parking, layover areas, landscaping, lighting, shelters, and benches at an estimated cost of \$3,000,000. While a portion of this would be federally funded, there would be a local match of 20% required, though this could possibly be secured from MTA or another local source. This cost estimate does not include land cost with a 3 to 3.5 acre site needed for a stand-alone facility.

Relationship to Existing Five Year Capital Improvement Program

The adopted Five Year Capital Improvement Program for 2006 to 2011 includes partial funding for two projects: the North Branch Library and Hayward Center, and the Aquatics Center & Events Plaza. For the North Branch Library, of the \$5,789,530 in estimated cost, only \$1,895,000 in City funds set-aside and \$620,000 of the \$700,000 in funds to be raised by the Library Foundation are currently available. The remaining \$3,194,530 was anticipated to have been made available through the Statewide Library Bond. There is \$412,460 in Tidelands Funds budgeted for planning and design of a Boat Launch. The Aquatics Center & Events Plaza has carryover funds available from 2005/06 totalling \$1,045,439 as follows: \$117,000 for Seaside Lagoon Outfall Improvements, \$288,493 for Seaside Lagoon Restroom Improvement, and \$640,000 for Seaside Lagoon Water Recirculation.

Three other facility projects as summarized below are on the Unfunded and Underfunded CIP Projects List:

Project	Estimated Cost	Funding Source
Corporation Yard	\$8,000,000	Capital Projects Fund (General Fund)
Police Facility	\$29,398,450	Bonds
Combination Headquarters Fire & Harbor Patrol	\$10,425,000	Grants

(Pages xviii and xix of 2006-2011 CIP)

Evaluation Factors

In order to prioritize facility needs, staff developed evaluation factors against which each proposed facility was reviewed. These factors were as follows:

Health & Safety – Facility improvements which would enhance the City’s ability to improve public health or safety directly or which would enhance public health and safety services would have highest priority. This would include facilities which have an emergency services/operational role designated as “Essential Facilities.” Elimination of hazards such as buildings which do not meet seismic standards or other critical functionality requirements should also rank high. Physical security of City facilities was also not a factor in their original design to the level needed in today’s post 9/11 world.

Operational Efficiency - Projects rank high in this area if one result would be significant operating savings and/or reduced maintenance costs. Addressing federal or state mandates would be a positive factor. This would include replacing buildings with inefficient layouts or space usage with more efficient structures.

Financial Feasibility – Facilities which have identifiable funding streams, especially from outside sources such as fees or grants, would rate higher. Reduced operating or maintenance costs would also be a factor to consider. An ability for a portion of the facility development costs to be self-financed through better utilization of an existing property would also result in a higher rating.

Employee Welfare - Providing employees with a safe and healthy workplace is not only a federal and state mandate, but it also a best practice in order to assist the City in becoming an employer of choice with related productivity enhancements and an ability to provide enhanced services.

Economic Development Benefit – Projects which would have a direct economic development benefit such as serving as a catalyst for other reinvestment in an area or which would result in another public asset being freed-up for direct economic development purposes would be viewed more favorably.

Revenue Generation - Future City facilities may provide an opportunity for direct or indirect revenue generation. For example, commercial lease space could be developed as part of a facility, or elements of a facility may be used on a contract basis by another agency. Alternatively, development or relocation of a facility may free-up an existing site for a revenue generating use.

Customer Service Enhancement - The City’s ability to provide one-stop or more efficient customer service is limited due to the age and design of City facilities. Some operations are in completely separate structures thereby further frustrating customers who may have to visit more than one place in the conduct of business.

City Facilities Needs List

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Aquatics Center & Events Plaza	TBD	\$8,000,000 to \$15,000,000	Redondo Beach Marina Leasehold	Tidelands Uplands	Conceptual design effort underway	Health & Safety Operational Efficiency Financial Feasibility Economic Development Benefit Revenue Generation
Anderson Park Community Center	8,365 current	\$4,000,000	Anderson Park	General Fund Grants Quimby Fees	Prior conceptual plans developed; new needs assessment underway	Customer Service Enhancement Operational Efficiency Health & Safety
City Hall Replacement	38,186 current 50,000 proposed	\$10,000,000	Current Site	General Fund Enterprise Funds Bonds	No activity	Health & Safety Operational Efficiency Employee Welfare Customer Service Enhancement
Dominguez Park Community Center	2,000 proposed	\$600,000	Heritage Court area	General Fund Grants Quimby Fees	Master plan approved in 1992, no activity since	Customer Service Enhancement
Fire Station One/ Administration	10,506 current 7,000 addition	\$2,500,000	Current Site or Fire Admin co-located with Police	General Fund Grants Bonds	Alternative concepts developed as part of Heart of the City effort; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Harbor Patrol Building	1,400 current 1,500 proposed	\$750,000	Mole B	Tidelands Grants	Conceptual facility scoped as part of Heart of the City; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement
New Corporation Yard	6,800 current	\$8,000,000	Consolidated with City Parks Yard	General Fund Enterprise Funds	Conceptual design developed for Beryl site	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Revenue Generation Customer Service Enhancement
North Branch Library and Hayward Center	4,284 current 12,000 proposed	\$5,800,000	Current Site	General Fund Foundation Funds Grants Library Bond	Conceptual design completed; Foundation fundraising underway	Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Customer Service Enhancement
Police Building	25,453 current 5,500 current leased 75,000 proposed	\$30,000,000	Current Location or Alternate to be Identified	General Fund Grants	Multiple needs assessments completed, last update in 2004	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Revenue Generation Customer Service Enhancement

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Transit Center	TBD	\$3,000,000 (not including land acquisition)	To be Determined	Grants Transit Funds	Federal earmarks need to be extended; concept developed for Kingsdale site	Operational Efficiency Customer Service Enhancement

Conclusions

Opportunities exist for the City to invest in the upgrading of its major public facilities over time. Currently, the City does not have resources available in the operating budget, especially the General Fund, to adequately maintain and repair the diverse number of existing City facilities. As such, adding new facilities, especially those which do not have a dedicated source of funding for on-going maintenance and repair, is not advised. However, replacement of existing facilities, which will result in improved operational efficiencies and can be financed in a manner which enhances the City's bottom line should be pursued. Those facilities critical to providing the highest priority services should be considered first. This initial effort to provide a major City Facilities Priority List establishes a framework for setting out which projects should be pursued based upon evaluation factors which address broader City goals. Again, this general prioritization will ultimately be influenced by many external and internal factors, such the availability of outside funding. It is anticipated that multiple projects can be pursued to certain preliminary levels depending upon staff and financial resources in order for the City to be positioned to move forward with a project when circumstances are best. For example, having facilities conceptually designed, or even investing in the development of working drawing so that you have a shelf ready project, could mean that outside funding is more likely to be secured in a competitive process.

Given the need to maintain a flexible approach to the prioritization of major public facilities, a tiered listing with projects listed alphabetically in each tier has been developed. The priority list resulting from this analysis and the evaluation factors identified is as follows:

Tier One

Aquatics Center & Events Plaza
New Corporation Yard
North Branch Library
Police Building

Tier Two

City Hall Replacement
Harbor Patrol Building
Fire Station One/Administration

Tier Three

Anderson Park Community Center
Dominguez Park Community Center
Transit Center



Administrative Report

Council Action Date: June 15, 2010

To: MAYOR AND CITY COUNCIL

From: MAGGIE HEALY, ASSISTANT TO THE CITY MANAGER

Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES, WATER QUALITY IMPLEMENTATION MATRIX, GREEN TASK FORCE PRIORITY MATRIX, AND MAJOR CITY FACILITIES PRIORITY LIST

RECOMMENDATION

Receive and file the monthly updates to: 1) the six-month strategic objectives that were established at the Strategic Planning Retreat held on March 3, 2010; 2) the Water Quality Implementation Matrix; 3) the Green Task Force Priority Matrix; and, 4) the Major City Facilities Priority List.

EXECUTIVE SUMMARY

On March 3, 2010, the City Council held a Strategic Planning Workshop to establish three year goals for the 2010-2013 Strategic Plan and to establish six-month objectives. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. Updates to the Water Quality Implementation Matrix, the Green Task Force Priority Matrix and the Major City Facilities Priority List are also provided. The next Strategic Planning Retreat will be held on September 23, 2010.

BACKGROUND

The City Council's Strategic Plan directs the development of the City budget, program objectives, and performance measures. The goals provide the basis for improving services and preserving a high quality of life in the City.

The City began strategic planning in 1998 with the creation of the first three-year strategic plan covering the period of 1998-2001. In October 2001, a second three-year plan was developed for 2001-2004. At the February 25, 2003 retreat, these Core Values were added: Openness and Honesty, Integrity and Ethics, Accountability, Outstanding Customer Service, Teamwork, Excellence, and Fiscal Responsibility. A third three-year plan was developed in March 2004, covering the period of 2004-2007, and including a vision statement. In September 2007, the fourth three-year plan was developed with new goals and objectives. Finally, on March 3, 2010, the fifth three-year

strategic plan was developed. The following are the five strategic plan goals for 2010-2013. They are not in priority order:

- Improve financial viability and expand economic opportunities
- Improve public facilities and the infrastructure
- Increase organizational effectiveness and efficiency
- Maintain a high level of public safety
- Vitalize the Harbor & Pier areas

The City Manager provides monthly updates to the adopted six-month objectives to enable the Mayor and City Council to monitor the City's progress on the Strategic Plan.

Water Quality Implementation Matrix

On July 19, 2005, the City Council adopted a resolution to form a 15-member Water Quality Task Force. During their 12-month assignment, the Task Force developed a Recommendations Report. The Report was presented to a joint meeting of the City Council and Harbor Commission. The City Council directed staff to report back with a prioritized action plan for implementation. The Recommendations Implementation Matrix was received by the Council on November 21, 2006, with direction for staff to provide a status report to accompany the Strategic Plan reports. The monthly status update is attached.

Green Task Force Priority Matrix

On January 16, 2007, the City Council adopted a resolution to form a 15-member Green Task Force to study and address a variety of environmental issues faced by the City. During their 12-month assignment (later extended to 15 months), the Task Force developed a Sustainable City Plan that included 26 recommendations. The Report was presented to the City Council on May 13, 2008. The City Council directed staff to assemble the recommendations into a matrix. On August 19, 2008, the City Council received and filed the Green Task Force Priority Matrix and reviewed it on October 21, 2008. The monthly status update is attached.

Major City Facilities Priority List

On February 13, 2007, the City Council adopted the Major City Facilities Priority List. The Council requested that the list come back periodically for review. The attached version reflects the addition of the Dominguez Park Community Center as directed by the City Council during adoption of the Fiscal Year 2007-2008 Budget on June 19, 2007.

COORDINATION

All departments participated in the development of the Strategic Plan and in providing the attached update. Relevant departments have reviewed the Water Quality Implementation Matrix, Green Task Force Matrix and Major City Facilities Priority List.

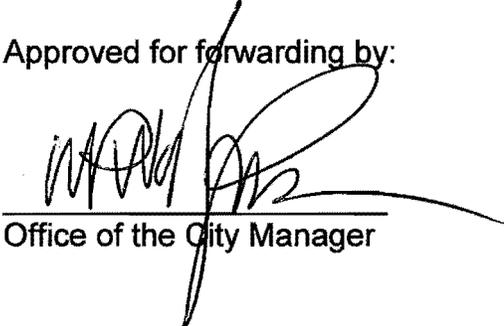
FISCAL IMPACT

The total cost for this activity is included in the City Manager's Office's portion of the FY 2009-2010 Adopted Annual Budget and is part of the department's annual work plan.

Submitted by:

Approved for forwarding by:


Maggie Healy
Assistant to the City Manager


Office of the City Manager

Attachments:

- Strategic Plan Update - Six-Month Objectives dated June 15, 2010
- Water Quality Implementation Matrix dated June 15, 2010
- Green Task Force Implementation Matrix dated June 15, 2010
- Major City Facilities Priority List dated June 2007

CITY OF REDONDO BEACH  **STRATEGIC OBJECTIVES**
 March 3, 2010 to September 1, 2010

ACM=Asst. City Manager FS = Financial Services HBT=Harbor, Business and Transit PW=Public Works RCS= Recreation and Community Services

THREE-YEAR GOAL: *IMPROVE FINANCIAL VIABILITY AND EXPAND ECONOMIC OPPORTUNITIES*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Apr. 20, '10 City Council meeting	City Attorney and City Engineer	Report to the City Council on options that may assist businesses in their compliance with ADA requirements and potential options for businesses to achieve ADA certification.				
2. June 30, 2010	Asst. City Manager	Develop a strategy and plan to address the city's PERS obligation and present to the City Council for action.		X		
3. July 15, 2010	Planning Director, with input from the Planning Commission	Propose to the City Council for action modifications to the commercial parking standards and share parking implementation.		X		
4. July 31, 2010	Asst. City Manager	Present to the City Council for action a lease for the Marine Ave. site.		X		
5. At the Aug. 17, '10 City Council meeting	Financial Services Dir.	Provide to the City Council for action options related to a possible local purchasing preference policy.		X		
6. At the Aug. 17, '10 City Council meeting	City Manager, working with a North Redondo Beach Working Group	Complete and present to the City Council for action a strategic plan.		X		
7. Sept. 1, 2010	Council member Brand	Participate in the MLPA (Marine Life Protection Act) process and report the results to the City Council.		X		

Revised 6-15-10

A

THREE-YEAR GOAL: *IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. April 1, 2010	City Engineer	Ensure the construction of the Council Chambers is 100% complete.	X			
2. May 6, 2010	City Engineer	Present to the City council for action a recommendation to award a contract for the Prospect resurfacing project from PCH to Del Amo.	X			
3. April 30, 2010	RCS Dir.	Present to the City Council an assessment of the TSO (time schedule order) proposal by the LARWQCB on Seaside Lagoon operations and any facility improvements needed to operate in 2010.	X			
4. At the May 18, 2010 City Council meeting	Public Works Dir.	Present to the City Council for action options regarding sidewalk cleaning services.	X			
5. June 22, 2010	City Council	Take action on the appropriation of money for the move of the Recreation and Community Services Dept. from Knob Hill to Aviation Park.			X	Pending adoption of FY 2010-11 Budget
6. Sept. 1, 2010	City Engineer	Present to the City Council for action a recommendation to award a contract for construction of the Harbor Patrol facility.		X		
7. Sept. 1, 2010	City Engineer	Ensure the construction of the North Branch Library is 100% completed.		X		
8. Sept. 1, 2010	City Engineer	Recommend to the City Council for action the awarding of a contract for the Esplanade Streetscape project.		X		
9. Sept. 1, 2010	City Engineer, working with the Public Works Dir.	Recommend to the City Council the award of a contract for the installation of LED street lights.		X		

Revised 6-15-10

B

THREE-YEAR GOAL: *INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the May 4, 2010 City Council meeting	City Manager	Present to the City Council for action a legislative platform modification to include PERS reform.	X			
2. June 30, 2010	City Manager and Asst. City Manager	Present to the City Council for action a plan for graduated restoration of compensation and benefits to FY 2008-2009 levels.		X		
3. August 1 2010	Financial Services Dir.	Review and revise, as needed, and implement the city's purchasing policies and procedures.		X		
4. September 1, 2010	Executive Team (City Manager-lead), with input from high performing organizations	Develop and present to the City Council an interagency organizational best practices exchange program to consult with the city on organizational effectiveness and efficiency.		X		
5. September 1, 2010	City Manager and Asst. City Manager	Develop and implement a Supervisory Training Course that encompasses core supervision skills, re-engineering techniques and improved use of technology.	X			Initial session presented to Police managers in May.
FUTURE OBJECTIVE At the Oct. 6, 2010 City Council meeting		Review and recommend to the City Council for action a possible change in the purchasing limits in the City Charter.				

Revised 6-15-10

C

THREE-YEAR GOAL: MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the April 20, 2010 City Council meeting	Police Chief-lead, City Attorney, RCS Dir.	Present to the City Council for action an ordinance revising park rules to control and prevent nuisance activity.	X			Introduced to City Council at May 4 Council Meeting. To City Council for adoption May 18. Take affect June 20 (if approved).
2. May 15, 2010	Fire Chief	Present to the City Manager conceptual options for consolidation of fire protection services with the City of Hermosa Beach.	X			Fire Chief presented findings to City Council. Decision was to terminate fire consolidation discussions. Mayor to meet with Hermosa & Manhattan Beach officials to inquire if there is interest in developing a Contract Services Agreement among the 3 cities.
3. At the July 20, 2010 City Council meeting	City Manager and ACM	Continue to pursue funding opportunities for an Emergency Operations Center in North Redondo Beach and report the results to the City Council.			X	Update memo provided to Council on April 28. Next update will be in July.
4. At the July 20, 2010 City Council meeting	Police Chief and Council Member Aust	Present to the City Council for action options to limit oversize vehicles from city streets.		X		New options presented to City Council at May 4 Council Meeting.
5. Sept. 1, 2010	Police Chief, Public Works Dir., IT Dir.	Purchase patrol vehicles according to the Vehicle Replacement Schedule and install electronics and computer technology.		X		
6. Sept. 1, 2010	Police Chief-lead, Fire Chief, City Attorney, Planning Dir.	Review and recommend changes to the City Charter for action regarding how entertainment permit security bonds are assessed and drawn down for repeated calls for service.		X		

Revised 6-15-10

D

THREE-YEAR GOAL: *VITALIZE THE HARBOR & PIER AREAS*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the July 20, 2010 City Council meeting	Asst. City Manager and HBT Dir.	Present to the City Council for action a final Harbor Enterprise Business Plan.			X	Rescheduled to July 20, 2010
2. June 1, 2010	Fire Chief – lead, HBT Dir., City Engineer	Present an update to the City Council on the proposed Coastal Marinas Permit regarding water quality in the Harbor.	X			Coastal Marinas Permit program tabled until further notice by State of Calif. Officials. City Council updated via staff report from Fire Chief. Staff to keep Council informed of any changes.
3. Sept. 1, 2010	City Manager, working with stakeholders	Develop and present to the Harbor Commission a process for how to proceed with a Master Plan for Mole B at the harbor.		X		
4. Sept. 1, 2010	Asst. City Manager- lead, HBT Dir.	Identify a location for the development of a boat launch ramp.		X		
FUTURE OBJECTIVE	Asst. City Manager and HBT Dir.	Work with Decron and other stakeholders to ensure construction of a public boat launch ramp.		X		

Revised 6-15-10

E

**Water Quality Task Force
Recommendations Implementation Matrix**

06-15-10

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 Street Sweeping (9a) Revoke all street sweeping exemptions to meet NPDES requirements.	Engineering						
		Resolution on policies and procedures adopted.	X				Project completed.
2 Trash Truck Leaks (9a) Prevent trash trucks from leaking.	Public Works						
		Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trucks are identified and repaired	X				Project completed.
3 Trash Bin Leaks (9a) Prevent trash bins from leaking.	Public Works						
		Discussion with solid waste management company to identify enhancements to the existing processes to insure leaking trash bin are identified and repaired	X				Project completed.
4 Red Tide Monitoring (9a) Coordinate with USC to establish monitoring locations for monitoring devices.	Harbor						
		Buoys installed for full-time use in March. Data downloaded weekly. USC team working on transmitting data electronically.	X				Project completed.
5 Rain Gutter Routing (9a) Route all gutters on pier buildings through an alternate system.	Engineering	Plans and specification design work					
			X				Project completed.
6 Develop Bacterial Source Identification (9b) (Source Point Testing - 9a) Use DNA tests or other methods to identify bacterial sources.	Engineering						
		LA County Sanitation will report findings with preliminary action plan to technical group in June, 2009.		X		Aug-10	LA County San. District funded \$325K source ID study around pier - monitoring continues.

**Water Quality Task Force
Recommendations Implementation Matrix**

06-15-10

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
7 Harbor Circulation Improvement (9b) (Marina Aeration - 9a) Investigate installation of facilities to increase circulation in the Harbor.	Engineering	Preliminary design done -pending funding source			X	TBD	For Budget Consideration Funding from Federal Government being requested
							FY 2011-12
8 Commercial Best Management Practices (9a) Establish a volunteer program for implementing BMPs at commercial establishments at the Harbor / Pier / Waterfront areas.	Harbor / Engineering	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
9 Hazardous Waste Drop (9a) Expand hazardous waste drop-off program. <i>Especially at water areas south of the Redondo Municipal Pier</i>	Public Works / Fire	No action at this time.			X	TBD	For Budget Consideration FY 2011-12
10 Parking Lot Debris Catchers (9a) Initiate pilot program for small catch basin debris filters. <i>Implement Harbor Leasee parking lot sweeping program</i>	Engineering	Plans and specification design work	X			Jan-10	Project completed.
11 Harbor Trash Skimmers (9a) Initiate alternate methods for removing floating harbor materials.	Engineering	Plans and specification design work			X	TBD	NOAA grant application not accepted for funding. Further funding TBD.
12 Oil spill clean-up (9a) Purchase oil absorbing snakes for use in oil spill clean-up.	Fire	400 feet of snake absorbent purchased and stored at Harbor Patrol. Task Completed.	X				Project completed.
13 Laws & Regulations (9a) Review existing State & Federal laws as pertains to water quality.	Engineering			X		Aug-10	Revised to Aug., 2010
14 Watershed Management Program (9a) Establish urban watershed program similar to Santa Monica.	Engineering				X	TBD	For Budget Consideration FY 2011-12

**Water Quality Task Force
Recommendations Implementation Matrix**

06-15-10

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
15 Pet Waste (9a) Install 'doggie poles' with waste bags in public areas.	Engineering / Public Works	Presented to CC - 10 containers installed on Esplanade / Harbor Drive	X				Project Completed.
16 Sprinkler Standards (9a) Develop a Certification program for commercial & residential properties with installed water-wise irrigation systems and landscaping. <i>Coordinate with West Basin Water District's existing program</i>	Engineering				X	TBD	For Budget Consideration FY 2011-12
17 Hot Line (9a) Establish a Water Quality Hot Line for public reporting of concerns. <i>Establish a web link to the WQTF Plan and matrix</i>	Engineering		X			Jul-08	Project completed.
18 Ongoing Water Quality Task Force (9a) <i>Staff report needed to determine how to continue the WQTF through either the Harbor Commission or Public Works Commission</i>	Harbor / Engineering	No new progress			X	TBD	Planning Stage
19 Continuous Deflection Separation Units (9a) Evaluate possibility of installing additional CDS units on all waterfront discharge storm drains. <i>Photos of annual cleaning will be posted</i>	Engineering				X	TBD	For Budget Consideration FY 2010-11
20 Non-profit formation (9a) Consider creation of a 501(c)3 organization to assist in grant funding development.	City Manager / City Attorney				X	TBD	For Budget Consideration FY 2010-11
21 Develop Clean Waterfront Plan (9b) Plans could include improvements based on successes in Santa Monica & Newport.	Harbor	Sample plans collected. Adopted BMPs will be key component of plan.			X	TBD	For Budget Consideration FY 2011-12
22 Develop Clean Marina Program (9b) Establish program and recognition standards.	Harbor	All 4 RB marinas participate in a recognized program or have committed to do so. Staff providing assistance and monitoring progress.			X	TBD	For Budget Consideration FY 2011-12

**Water Quality Task Force
Recommendations Implementation Matrix**

06-15-10

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
23	Develop & Implement BMPs for Bait Barges (9b) Ensure that bait barges are properly disposing of waste .	Fire / Harbor / Planning / Engineering / Public Works	Inspections completed. BMPs drafted and will be presented to Harbor Commission. Fire Completed physical inspection of barge. No hazardous storage or processes noted. Barge operates seasonally, per hazmat tech. No disclosure manifest warranted.	X				Project Completed
24	Develop & Implement BMPs for Fuel Dock (9b) Ensure that fuel docks within King Harbor employ BMPs while conducting business.	Harbor / Fire	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
25	Develop & Implement BMPs for Boaters (9b) Encourage and educate boaters in BMPS for boating.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
26	Develop & Implement BMPs for Boat Yards & Maintenance Facilities (9b) Adopt CASQA's BMPs and ensure they are followed.	Harbor	Presented to Harbor Commission on 09/08/08.	X			Dec-08	BMPs approved by CC - November, 2008. Pamphlets distributed 12/08
27	Design & Construct Harbor Circulation Improvements (9b) Study improving circulation methods and utilize power plant intake lines.	Engineering				X	TBD	For Budget Consideration FY 2011-12
28	Develop & Implement a program to insure that BMPs applicable to the beach and pier area are fully utilized (9b) Aggressively adhere to all LARWQCB TMDLs.	Public Works		X			Jul-07	Project Completed

**Water Quality Task Force
Recommendations Implementation Matrix**

06-15-10

	RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
				DONE	ON TARGET	FUTURE		
29	Pier Fish Cleaning Station, Boaters and Charter Boats (9b) Ensure sink wastes are diverted to the sewer system, educate boaters.	Harbor / Public Works	Confirmed that sink wastes are diverted to the sewer system.	X				Project Completed
30	Watershed Runoff (9b) Investigate permeable surfaces for rainstorm waters.	Engineering				X	TBD	For Budget Consideration FY 2011-12
31	Develop & Implement a Community Outreach Plan (9c) Utilize volunteer forces to educate the community at large.	Harbor / Engineering	Sample plans from other jurisdictions being collected.			X	TBD	For Budget Consideration FY 2011-12
32	Explore funding opportunities at the Federal, State, County, Local, Corporate, and Private levels Increase City visibility and funding for water quality tasks.	Engineering / City Manager			X			Ongoing
33	Harbor Emergency Response Volunteer Team (9e) Immediate mitigation of red tide forces through volunteer teams.	Harbor / Fire Public Works	PW, Harbor, & Fire held a Red Tide Response Drill for City crews & volunteers September 27, 2007.	X				Project Completed
34	Street & Harbor Lease Hold Sweeping ** Coordinate with businesses for sweeping	Harbor	Policies and ordinances from other jurisdictions being collected. Staff discussing current practices with leaseholders.			X	TBD	Planning Stage
35	Web Page Update ** Monthly updated posting to the City website	Engineering			X			Ongoing

*Note - Details of timeline and a breakdown of steps will be provided for each task on the matrix as implementation progresses.

** By City Council direction from 11/21/06 CC meeting

**Green Task Force
Recommendations Implementation Matrix**

06-15-10

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
1 Sustainability: Add sustainability as one of Redondo Beach's Core Values listed in its Annual Reports and Strategic Plans	ACM		X				"Enhance the livability and environmental sustainability of our community" revised in the March 25, 2009 Strategic Planning workshop
2 Full-Time Employee: Designate a full-time, on-going staff position dedicated to implementing and researching all Green Task Force Initiatives, including grant writing.	ENG				X		Next opportunity to be evaluated is as part of the 2011-12 Budget Cycle
3 Public Education Program: Support a comprehensive public education program to promote green living and building ideas, energy and resource conservation, and other environmental concepts such as "teaching Green" or "Sustainable Works"	PW			X			"Green Building" consumer education materials received and available at the Building counter
4 Cool City Classification: The City Council should sign the U.S. Mayors Climate Protection Agreement and establish a Cool Cities program for the City of Redondo Beach.	ENG		X				Baseline inventory presented to CC - March 16, 2010.
5 Eco-Friendly Business Initiatives: As part of the Economic Development Council, the City should identify a representative to implement eco-friendly initiatives within the business community.	HBT				X		
6 Support for RBUSD Environmental Programs: Direct staff to reach out to the Redondo Beach Unified School District (RBUSD) in promoting, supporting, and implementing green initiatives.	ACM				X		
7 Green Building Incentives: Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.	BLDG			X			CC identified at 09-14-09 Strategic Planning Retreat a Future Strategic Goal to incentivize projects that meet green standards and environmental sustainability goals
8 Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.	BLDG				X		

**Green Task Force
Recommendations Implementation Matrix**

06-15-10

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
9 LEED Standards: Adopt LEED standards for all city buildings	BLDG			X			At 11-03-09 meeting, CC approved proposal for LEED certification for the Transit Terminal Project
10 Ordinance Update: Review and update ordinances to support LEED compliant measures.	BLDG/ENG				X		
11 Staff Training: Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.	ENG			X			BLDG Techs and Sr Plan Check Engr. to summer CalGreen workshops
12 Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents – homeowners, developers, builders, Chamber of Commerce, regional networks, etc.	PW				X		Recreation & Community Services to coordinate an energy efficiency / water conservation workshop w/ SBESC.
13 Urban Forest Ordinance: Pass an Urban Forest Ordinance that solidifies and codifies current practices regarding trees in the city.	PW				X		
14 Pursue Tree City USA Designation: The City Council should seek designation as a Tree City USA that provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs.	PW				X		
15 Land Use Policy, Zoning Regulation, and Associated Fee Amendments: Amend land use policies, zoning regulations and associated fees to provide an incentive for maintaining existing and/or creating new non-public open space.	Planning				X		
16 Historical and Specimen Tree Protection: Revise relevant preservation ordinances to include Specimen Trees and revise a complete list of trees on public and private land that are, or can be, landmarked or designated as specimen trees.	Planning / PW / RCS		X				Existing code provides for applications to designate trees as historic landmarks.

**Green Task Force
Recommendations Implementation Matrix**

06-15-10

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
17 High Profile City Projects: Implement two or three specific high-profile energy and resource projects that would help showcase the City's efforts to become a beacon of Green adaptation.	ENG			X			U.S. Dept. of Energy approved City's request for ARRA-funded LED streetlight retrofitting project.
18 Renewable Energy Project Financing: Establish a relationship with a third party financing company to provide funding for both City and private projects involving conversion or adaptation to green energy.	HBT			X			City is coordinating efforts w/ the SBCCOG to implement local AB 811 program.
19 Inter-departmental Staff Resource Utilization Committee: Establish an inter-departmental staff committee whose purpose it is to create and maintain a Long-Term Resource Utilization Policy that would include a prioritized list of energy conservation and generation projects aimed at reducing city-wide energy consumption.	ACM				X		
20 Shop & Dine Redondo Program: Collaborate with the Redondo Beach Chamber of Commerce & Visitors Bureau to develop a "Shop & Dine Redondo" Program specifically designed to build a stronger local economy, healthier environment and reduce the total vehicle miles driven by those living and/or working in the community.	HBT				X		NRBBA held 'Dine Around Artesia' on 05-13-10.
21 Strategic School Traffic Reduction Plan: Collaborate with the Redondo Beach Unified School District (RBUSD) and local residents to develop a Strategic Traffic Reduction Plan.	ENG			X			Safe Routes to Schools program implemented. School Safety Zone CIP awarded on 10-06-09.
22 Residential Development Rights Transfer System: Research the feasibility of developing and implementing new density neutral land policies, zoning regulations and legal mechanisms that would allow owners of residentially-zoned properties to sell permitted development rights for transference to other properties located within specified public transit zones that also provide an ample amount of local shopping and dining opportunities.	Planning					X	

Recommendations Implementation Matrix

RECOMMENDATION	LEAD	PROGRESS	STATUS			TARGET DATE	COMMENTS
			DONE	ON TARGET	FUTURE		
23 Strategic New Parkland Development Plan: Develop a Strategic New Parkland Development Plan specifically focused on creating more neighborhood-oriented parkland in the park-poorest areas in the city.	RCS				X		
24 Beach Cities Transit & Visitor Information Kiosks: Collaborate with the Redondo Beach Chamber of Commerce to create one or more Beach Cities Transit (BCT) & Visitor Information Kiosks at high traffic locations near transit stops in the city.	HBT				X		
25 Beach Cities Transit Wi-Fi Service Pilot Program: Perform a feasibility study on implementing a Beach Cities Transit (BCT) Wi-Fi Service Pilot Program.	HBT				X		
26 Integrated Bicycle Master Plan: Expand the Local Bikeway Plan into an Integrated Bicycle Master Plan, including bike racks, which will transform Redondo Beach into a premier bicycle friendly city.	ENG			X			The City's adopted Bicycle Master Plan submitted to Metro's "Call for Projects" to implement the class 2 and class 3 bicycle facilities, approved by Metro board - 10-22-09.

Major City Facilities Priority List

June, 2007

In order for the City to ensure quality services to our residents, businesses, and visitors, we need to have a plan for our future facilities needs. The City's current Five Year Capital Improvement Program (CIP) addresses the near future. Through this process, the City's most pressing capital needs are programmed using funding sources available over the 5 year planning period. For ease of reference, the adopted CIP includes a "needed, but not funded" list of capital projects. This list is designed to track possible future projects, however, there is little to no likelihood of funding in the short term. There is no planning document in place to take address facilities needs beyond this 5 year horizon. In order to set priorities beyond this horizon, a City Facilities Priority List has been developed.

The City has also developed a draft Asset Management Plan. This Asset Management Plan is a blueprint for the City to maximize the financial returns from its real property assets. The draft Asset Management Plan has not yet been finalized or presented to the City Council for approval as many of the assets in the draft Asset Management Plan assumed to possibly generate on-going revenues are encumbered with current facilities or seen as possible sites for new or relocated facilities. A City Facilities Priority List will enable the City to identify which assets are needed over the longer term and which are available for development through the Asset Management Plan.

The City's adopted Strategic Plan established the following three year goals:

- **Achieve financial stability and balanced economic growth.**
- **Maintain and improve public facilities, infrastructure and open spaces.**
- **Improve the attractiveness and livability of our neighborhoods.**
- **Maintain and improve public safety.**
- **Maintain and improve communication, productivity and efficiency in a healthy workplace.**

Included in the current Strategic Plan are a number of objectives directly related to facilities and asset management. These include:

- **Present to the City Council an inventory list of citywide real property assets.**
- **Develop a Facilities Master Plan for preventive maintenance of all City facilities.**
- **Develop and present to the City Council a City facilities overview for improvement and/or replacement of major City facilities, including financing options and prioritization.**

Having functional and updated public facilities can assist in achieving all of the Strategic Plan goals and other strategic objectives. For example, achieving customer service related objectives could be assisted by the development of functional, efficient, and customer friendly service areas. There is also a direct link between the quality of public facilities and providing a healthy workplace.

The City's future facility needs are many, with funding unlikely to be available over the near or even long-term to meet them all. A Major City Facilities Priority List will be useful to guide staff and the community as we seek funding for our many facilities needs.

Relationship to Statements of Financial Principles

The City's adopted Statements of Financial Principles has a number of points which can guide the City's future efforts in meeting its long-term facility needs. Financial Principles relating to the financing of facilities include:

- 2.a) The City will maintain a level of expenditures which will provide for the well-being and safety of the general public and citizens of the community;
- 2.b) The City will manage its financial assets in a sound and prudent manner;
- 2.c) The City will maintain and further develop programs to assure its long-term ability to pay the costs necessary to provide the highest quality service required by the citizens of Redondo Beach;
- 2.e) The City will maintain and improve its infrastructure;
- 2.f) The City will provide funding for capital equipment replacement, including a long-term technology plan, to achieve greater efficiency in its operations.

- 3.e) One-time revenues shall be used for one-time expenditures;
- 3.g) The City will continue to explore revenue raising alternatives as necessary and pursue all grants available to local government.

- 5.c) The City will set aside a reasonable and prudent amount of General Fund monies for capital improvements and repairs of various facilities, in its annual budget process.
- 5.f) The long-term operating impact of any capital improvement project must be disclosed before the project is recommended for funding.

- 10.a) Enterprise activities will be programmed to generate sufficient revenues to fully support the Enterprise's operations including debt service requirements, current and future capital needs.

These Financial Principles were considered in establishing the recommended prioritization.

Relationship to 2006 Community Opinion Survey

The City initiated a survey of residents to gauge their level of satisfaction with life and services in Redondo Beach and other matters. The survey was conducted by True North Research in October 2006, with the final report dated December 18th, 2006. A number of the highlights from the survey, as summarized below, have broad relevance to facilities planning

- When asked about what one change the City could take to make Redondo Beach a better place to live, now and in the future, the sixth highest response was improving public safety/enhancing police department (5%).
- Residents rated 20 specific services with public safety services ranked as most important, including maintaining a low crime rate, providing fire protection and prevention services, and providing emergency medical services being the top three, with providing Library services being 7th.
- The level of satisfaction with these same 20 services was also surveyed, with residents most satisfied with fire protection and prevention services, emergency medical services, and maintaining a low crime rate, among others.
- The highest ranked spending priorities included improving disaster preparedness.
- Fifty-six (56%) of voters initially indicated that they would support a \$30 million public safety bond to replace deteriorating police facilities, make public safety buildings earthquake safe, improve access to the disabled, and upgrade the Emergency Operations Center.
- One of the top candidates for improvements to bolster resident satisfaction includes preparing the City for disasters.

These results would tend to reinforce that public safety facilities should be given priority, especially those facilities which are designated as essential facilities for the purpose of disaster preparedness and response.

Project Descriptions

Aquatics Center and Events Plaza – The aging facilities at Seaside Lagoon are inadequate and would require substantial reinvestment in the current structures and operation. In addition, contradictory regulations regarding water quality have adversely impacted the ability of the City to operate the current facility without running the risk of violating State water quality standards. A new replacement aquatics amenity including an events plaza have been proposed as part of a development on the Redondo Beach Marina site, though in a more southerly location adjacent to the location of a proposed boat launch. The City is currently undertaking an initial assessment of alternatives for a new aquatics center and events plaza. The initial estimates of cost range from \$8 to \$15 million depending upon the scope of amenities. It is anticipated that this replacement facility would be funded from Harbor Enterprise funds and development related revenues.

Anderson Park Community Center – City facilities in Anderson Park include a senior center located on School property, modular and annex buildings used for recreation and child development programs, the Boy Scout House and the Girl Scout House. The combined area of these facilities is 8,365 square feet. Over the years, there has been discussion about consolidating and expanding these facilities on the same site, in a new structure. In 1978, there was a significant amount of analysis done regarding a new community center and gymnasium in two new structures, plus a remodeled Senior Center. The total estimated cost of this scope of development was \$5 million. Lack of funding did not allow the project to proceed. The 2001-2006 Capital Improvement Program included a smaller scale consolidated facility, without the gymnasium, with an estimated cost of \$1.5 million. An initial \$150,000 was funded in the 01/02 fiscal year, and this amount was carried over into both the 02/03 and 03/04 fiscal years. During this time, there was a series of scoping meetings, but no identified funding source for the full amount. The \$150,000 in initial funding was eliminated from the CIP in the 04/05 Fiscal Year. As part of the FY 2006/07 budget, \$50,000 was allocated to undertake a new Anderson Park Master Plan that will include a facilities needs assessment. In the first quarter of 2007, the City will be engaging the services of a consulting firm to undertake the Master Plan.

City Hall Replacement - The current City Hall of approximately 38,000 square feet was mostly built in 1961 with subsequent additions and has met the City's needs to a great degree for the last four decades, with some minor additions and remodeling. However, the building's design is highly inefficient in its layout and configuration due to its numerous entrances and corridors. It is difficult to secure and does not have a customer-friendly design. The building does not meet current standards for elements of life safety, including seismic safety, which could limit the ability of the structure to be used in the event of a natural disaster, thereby complicating the City's emergency response and recovery operations. Ultimately, a new facility could be constructed on the current civic center site which would have an efficient design, allow for improved customer service, and promote operational savings. In addition, certain off-site City offices, such as the Recreation & Community Services administrative offices, could potentially be consolidated into a new structure,. A three-story structure complementary to the Library building of approximately 50,000 square feet is estimated to cost \$10 million. If the Police facility were relocated outside of the Civic Center area, this, together with a new City Hall on a smaller footprint may present an opportunity to make the Broadway frontage available for development. This may be a way to partially fund the cost of a replacement City Hall.

Dominguez Park Community Center – The Dominguez Park/Heritage Court Master Plan, adopted by the City Council in December of 1992, included a 3000 square foot Community Building. The building was designed to incorporate materials and forms to complement the adjacent historic structures. The building included a 2000 square foot multi-purpose room, two smaller meeting rooms, a non-commercial kitchen, restrooms and a mechanical/storage room. The estimated cost of the structure in 1992 was \$360,000.

Fire Station One/Administration – Fire Administration is currently located in Fire Station One on Broadway. This facility was constructed in 1958 and was designed to accommodate 11 firefighters. Today the station supports 33 firefighters 24/7-365 days annually. While adequate for the foreseeable future, the temporary relocation of Fire Administration and suppression personnel would facilitate a remodel of the existing fire station to allow for an upgrade to current standards. In addition, the possible relocation of Fire Administration into a new Police or Public Safety facility would allow for better coordination of public safety services and some economies of scale. Fire Station One is also designated as a critical service facility in the event of a natural disaster or other emergency situation; facilities upgrades there would serve that purpose. Alternatively, Fire Administration could remain at Fire Station One if it could be accommodated as part of a remodel and expansion of the facility. However, given the constrained size of the site, this can only be determined through a specific design analysis.

A Needs Assessment was done regarding Fire Administration, Fire Station One, and the Harbor Patrol in 2002. This effort, an outgrowth of the Heart of the City Plan which did not ultimately proceed, looked at number of alternative scenarios and provides an indication of scale for each of the components. Since that time, the Fire Department has not modified its operations and is consistent with the needs assessment performed in 2002. Based on those findings, the Fire Department requires an additional 4000 square feet of Administrative & Lobby office space and an additional 3000 square feet of Firefighter living area. This would require the addition of a second story for both additions should the existing site be utilized.

Harbor Patrol Building – Currently located on Mole B, the existing facilities consist of an aging permanent structure, housing office and operational functions, and a modular unit as a residential component. A replacement facility which combines all required functions into a single contemporary structure would improve operational efficiency and address inadequacies. The Harbor Patrol facility needs were determined to be approximately 1,500 square feet of space as part of the 2002 Needs Assessment described under Fire Station One/Administration.

New Corporation Yard – The City’s existing Corporation Yard on Gertruda is physically inadequate and limits the City’s ability to ensure public works services are provided in the most operationally efficient manner. The existing facility is situated on two separate parcels (approximately 1.71 acres) on opposite sides of Gertruda. The City purchased a 5.36 acre parcel of land along Kingsdale Avenue in north Redondo Beach as a possible site to relocate the Corporation Yard. While this site could allow for the development of a more adequate replacement facility, the site is not centrally located and may be more valuable from an economic development perspective given its adjacency to the South Bay Galleria. An alternative concept which would provide economies of scale is the co-location of the Corporation Yard with the Parks Yard on Beryl. This more intensive scope of development on an existing City owned site would still allow for the sale and/or reuse of the Gertruda and Kingsdale sites. The westerly Gertruda parcels have already been rezoned to Residential Medium Density (RMD) and R-3. The Beryl site may not be sufficient in size to allow the Police Firing Range to continue to operate on this site, requiring relocation of the range.

North Branch Library/Hayward Center – A conceptual design has been completed for a replacement facility for the existing North Branch Library and Hayward Community Center located on Artesia Boulevard. This new facility would replace an aged and inadequate existing facility, built in 1949, as well as serve as a catalyst for the on-going revitalization of Artesia Boulevard. The estimated cost of this new 12,000 square foot facility is \$5,800,000. The City Council has set-aside \$1,895,000 of the amount needed. The Library Foundation’s fundraising efforts have raised approximately \$620,000 to date. The City has also been pursuing other funding sources, including a County-related source. The recent failure of a statewide Library Bond issue has eliminated one possible outside funding source for the near future.

Police Building - The current Police Facility, built in 1959, is overcrowded and does not provide a working environment that meets contemporary standards for law enforcement. The Police Department’s Investigations Division is housed in leased facilities across the street. The Parking Enforcement Unit is located within City Hall. The Property and Evidence Unit’s warehouse is located on property across from the City Yard and the officer’s report writing room is located within a trailer in the police department’s rear parking lot. The existing station in the Civic Center does not meet current standards for elements of life safety, including seismic safety, and falls short of the desirable standards for a critical response facility necessary to address the needs of the community in the event of a natural or other disaster. Main deficiencies include a non-conforming jail, inefficiencies due to non-consolidation of staff and facilities, a lack of customer and employee parking, an inefficient layout that does not promote public accessibility, and inadequate facilities. Past needs assessments have suggested that approximately 75,000 square feet would provide for an efficient and contemporary facility. The estimated cost of such a facility is approximately \$30,000,000. The majority of the funding would have to be generated from existing or new City resources such as a voter-approved bond issue. One option would be the City’s possible acquisition of the Redondo Beach Unified School District property at 200 PCH which currently houses the Police Investigations Division as a site for a new Police Facility. This 2.49 acre site is in close proximity to the existing Civic Center. Building a new facility at a new site would eliminate the attendant costs and impacts on existing police operations during construction.

Transit Center – Possible development of a new Transit Center to replace the inadequate facility at the South Bay Galleria has been on the drawing board for some time. A new Transit Center located off Catalina was a key component of the failed Heart of the City Plan, and at that time the City was successful in securing a Federal Earmark of funds totaling \$2,240,317 for its development. The City Council recently engaged the City’s Federal lobbyist to secure an extension while the City explores alternative locations for a new Transit Center. One option is the existing City-owned parcel on Kingsdale. However, use of that parcel is dependent on the City’s final determination of the new Corporation Yard and the finalization of expansion plans for the Galleria. The scope of a new Transit Center at minimum would be 14 bus bays instead of the 8 currently at the Galleria. Other elements of the project would include parking, layover areas, landscaping, lighting, shelters, and benches at an estimated cost of \$3,000,000. While a portion of this would be federally funded, there would be a local match of 20% required, though this could possibly be secured from MTA or another local source. This cost estimate does not include land cost with a 3 to 3.5 acre site needed for a stand-alone facility.

Relationship to Existing Five Year Capital Improvement Program

The adopted Five Year Capital Improvement Program for 2006 to 2011 includes partial funding for two projects: the North Branch Library and Hayward Center, and the Aquatics Center & Events Plaza. For the North Branch Library, of the \$5,789,530 in estimated cost, only \$1,895,000 in City funds set-aside and \$620,000 of the \$700,000 in funds to be raised by the Library Foundation are currently available. The remaining \$3,194,530 was anticipated to have been made available through the Statewide Library Bond. There is \$412,460 in Tidelands Funds budgeted for planning and design of a Boat Launch. The Aquatics Center & Events Plaza has carryover funds available from 2005/06 totalling \$1,045,439 as follows: \$117,000 for Seaside Lagoon Outfall Improvements, \$288,493 for Seaside Lagoon Restroom Improvement, and \$640,000 for Seaside Lagoon Water Recirculation.

Three other facility projects as summarized below are on the Unfunded and Underfunded CIP Projects List:

Project	Estimated Cost	Funding Source
Corporation Yard	\$8,000,000	Capital Projects Fund (General Fund)
Police Facility	\$29,398,450	Bonds
Combination Headquarters Fire & Harbor Patrol	\$10,425,000	Grants

(Pages xviii and xix of 2006-2011 CIP)

Evaluation Factors

In order to prioritize facility needs, staff developed evaluation factors against which each proposed facility was reviewed. These factors were as follows:

Health & Safety – Facility improvements which would enhance the City’s ability to improve public health or safety directly or which would enhance public health and safety services would have highest priority. This would include facilities which have an emergency services/operational role designated as “Essential Facilities.” Elimination of hazards such as buildings which do not meet seismic standards or other critical functionality requirements should also rank high. Physical security of City facilities was also not a factor in their original design to the level needed in today’s post 9/11 world.

Operational Efficiency - Projects rank high in this area if one result would be significant operating savings and/or reduced maintenance costs. Addressing federal or state mandates would be a positive factor. This would include replacing buildings with inefficient layouts or space usage with more efficient structures.

Financial Feasibility – Facilities which have identifiable funding streams, especially from outside sources such as fees or grants, would rate higher. Reduced operating or maintenance costs would also be a factor to consider. An ability for a portion of the facility development costs to be self-financed through better utilization of an existing property would also result in a higher rating.

Employee Welfare - Providing employees with a safe and healthy workplace is not only a federal and state mandate, but it also a best practice in order to assist the City in becoming an employer of choice with related productivity enhancements and an ability to provide enhanced services.

Economic Development Benefit – Projects which would have a direct economic development benefit such as serving as a catalyst for other reinvestment in an area or which would result in another public asset being freed-up for direct economic development purposes would be viewed more favorably.

Revenue Generation - Future City facilities may provide an opportunity for direct or indirect revenue generation. For example, commercial lease space could be developed as part of a facility, or elements of a facility may be used on a contract basis by another agency. Alternatively, development or relocation of a facility may free-up an existing site for a revenue generating use.

Customer Service Enhancement - The City’s ability to provide one-stop or more efficient customer service is limited due to the age and design of City facilities. Some operations are in completely separate structures thereby further frustrating customers who may have to visit more than one place in the conduct of business.

City Facilities Needs List

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Aquatics Center & Events Plaza	TBD	\$8,000,000 to \$15,000,000	Redondo Beach Marina Leasehold	Tidelands Uplands	Conceptual design effort underway	Health & Safety Operational Efficiency Financial Feasibility Economic Development Benefit Revenue Generation
Anderson Park Community Center	8,365 current	\$4,000,000	Anderson Park	General Fund Grants Quimby Fees	Prior conceptual plans developed; new needs assessment underway	Customer Service Enhancement Operational Efficiency Health & Safety
City Hall Replacement	38,186 current 50,000 proposed	\$10,000,000	Current Site	General Fund Enterprise Funds Bonds	No activity	Health & Safety Operational Efficiency Employee Welfare Customer Service Enhancement
Dominguez Park Community Center	2,000 proposed	\$600,000	Heritage Court area	General Fund Grants Quimby Fees	Master plan approved in 1992, no activity since	Customer Service Enhancement
Fire Station One/ Administration	10,506 current 7,000 addition	\$2,500,000	Current Site or Fire Admin co-located with Police	General Fund Grants Bonds	Alternative concepts developed as part of Heart of the City effort; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Harbor Patrol Building	1,400 current 1,500 proposed	\$750,000	Mole B	Tidelands Grants	Conceptual facility scoped as part of Heart of the City; no current activity	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Customer Service Enhancement
New Corporation Yard	6,800 current	\$8,000,000	Consolidated with City Parks Yard	General Fund Enterprise Funds	Conceptual design developed for Beryl site	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Revenue Generation Customer Service Enhancement
North Branch Library and Hayward Center	4,284 current 12,000 proposed	\$5,800,000	Current Site	General Fund Foundation Funds Grants Library Bond	Conceptual design completed; Foundation fundraising underway	Operational Efficiency Financial Feasibility Employee Welfare Economic Development Benefit Customer Service Enhancement
Police Building	25,453 current 5,500 current leased 75,000 proposed	\$30,000,000	Current Location or Alternate to be Identified	General Fund Grants	Multiple needs assessments completed, last update in 2004	Health & Safety Operational Efficiency Financial Feasibility Employee Welfare Economic Development Revenue Generation Customer Service Enhancement

<i>Facility</i>	<i>Square Footage</i>	<i>Cost Est.</i>	<i>Proposed Location</i>	<i>Financing Opportunities</i>	<i>Current Status</i>	<i>Factors</i>
Transit Center	TBD	\$3,000,000 (not including land acquisition)	To be Determined	Grants Transit Funds	Federal earmarks need to be extended; concept developed for Kingsdale site	Operational Efficiency Customer Service Enhancement

Conclusions

Opportunities exist for the City to invest in the upgrading of its major public facilities over time. Currently, the City does not have resources available in the operating budget, especially the General Fund, to adequately maintain and repair the diverse number of existing City facilities. As such, adding new facilities, especially those which do not have a dedicated source of funding for on-going maintenance and repair, is not advised. However, replacement of existing facilities, which will result in improved operational efficiencies and can be financed in a manner which enhances the City's bottom line should be pursued. Those facilities critical to providing the highest priority services should be considered first. This initial effort to provide a major City Facilities Priority List establishes a framework for setting out which projects should be pursued based upon evaluation factors which address broader City goals. Again, this general prioritization will ultimately be influenced by many external and internal factors, such the availability of outside funding. It is anticipated that multiple projects can be pursued to certain preliminary levels depending upon staff and financial resources in order for the City to be positioned to move forward with a project when circumstances are best. For example, having facilities conceptually designed, or even investing in the development of working drawing so that you have a shelf ready project, could mean that outside funding is more likely to be secured in a competitive process.

Given the need to maintain a flexible approach to the prioritization of major public facilities, a tiered listing with projects listed alphabetically in each tier has been developed. The priority list resulting from this analysis and the evaluation factors identified is as follows:

Tier One

Aquatics Center & Events Plaza
New Corporation Yard
North Branch Library
Police Building

Tier Two

City Hall Replacement
Harbor Patrol Building
Fire Station One/Administration

Tier Three

Anderson Park Community Center
Dominguez Park Community Center
Transit Center



Administrative Report

Preservation Commission Hearing Date:

July 7, 2010

AGENDA ITEM: 8 (PUBLIC HEARING)

LOCATIONS: 414 SOUTH BROADWAY

APPLICATION TYPE: REQUEST FOR EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS

CASE NUMBER: 2010-07-COA-002

APPLICANT'S NAME: TOMMI AND ERIC JOHNSON

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for a Certificate of Appropriateness and Exemption Declaration to permit an addition of floor area, exterior site improvements and other exterior alterations to a potential Historic Resource building located at 414 South Broadway.

RECOMMENDATION

It is recommended that the Preservation Commission:

- 1) Approve the Exemption Declaration for the proposed action, and
- 2) Adopt a resolution by title only, waiving further reading, approving the Certificate of Appropriateness for the property at 414 South Broadway (legal description on file) to permit an addition of floor area, exterior site improvements and other exterior alterations, subject to the conditions set forth therein (Resolution No. 2010-07-PR-006).

EXECUTIVE SUMMARY

The applicants are requesting that the Preservation Commission grant the Certificate of Appropriateness for a 153 square foot, one-story addition of living area off the rear of the residence, exterior site improvements, and other exterior building alterations on property located at 414 South Broadway. The applicant has provided plans for the project design to be compatible with the main structure. Staff recommends approval of the project with conditions.

BACKGROUND

The existing structure at 414 South Broadway is a "B" rated Potential Historic Resource. The structure was identified in the 1986 and 2001 Historic Resource Surveys. The building is an example of the Craftsman style of architecture and built in 1911 according to County Records. There is also an existing detached garage at the rear of the property, but no permit record was found to determine age of the structure. The property is zoned R-3 (Low Density Multiple-Family Residential). The building is not currently a registered historic landmark on the local City

ADMINISTRATIVE REPORT

7/7/2010

414 South Broadway

Certificate of Appropriateness No. 2010-07-COA-002

Register. According to the homeowner, the house has been in the current owner's family since at least the 1930's.

Overall the project is intended to provide more room for the family and repair some damage to the building exterior due to age. Currently, the building has an attached second unit, so part of the project includes some interior work intended to convert the structure from a duplex into a single family residence. The second unit is in the area of the proposed master bedroom.

Those exterior alterations include removing the wood siding throughout the house, and replacing with a fiber-cement composite material. Their request also includes replacing windows throughout the house with vinyl windows in a complementary window style. Along the front elevation, the request includes replacing the triangular knee braces in the porch, replacing the dormer window centered over the window, installing a new stone veneer along the porch piers and chimney, re-orienting the walkway to the front entry, and installing a hip roof on the garage (currently flat roof).

ANALYSIS OF REQUEST

SECRETARY OF INTERIOR AND CITY STANDARDS

To review the proposed changes, the Commission must consider the adopted Design Guidelines for Landmarks and Historic Districts. The City standards rely on and include the Secretary of Interior Standards for Rehabilitation (SISR), broad guidelines published by the National Park Service and designed for the purpose of preservation. The ten standards that must be followed are part of a contractual requirement under Mills Act Agreements. The Secretary of Interior Standards that most closely relate to the recently proposed changes include:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- #9 New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- #10 New additions and adjacent, or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Commission must consider these criteria and make the findings of fact in the resolution in order to approve any Certificate of Appropriateness. The information provided in the sections below will illustrate that the nominated building with proposed changes is eligible for a Certificate of Appropriateness.

ANALYSIS OF PROPOSAL EXTERIOR ALTERATIONS

The exterior alterations include removing the exterior wood siding throughout the house, and replacing it with a fiber-cement composite. The material commonly known as "Hardie-Plank" is popular half wood-half cement substitute for real wood siding. The request also includes replacing windows throughout the house with vinyl windows in a complementary window pattern. The existing windows are a combination of wood windows and vinyl replacements.

The proposed alterations do not reflect the Secretary of the Interior's Standards. The removal of specific materials such as windows and wood siding contradict standard #2 and #5. These features are integral to the architectural style of the building. Staff recommends that the applicant's maintain as much of the wood siding as possible, and attempt to re-use original wood siding to replace irreparable portions.

ADDITION

The addition is part of the overall project which includes some interior remodel in order to convert the structure from a duplex into a single-family residence. The addition will also integrate into the hip and gable roof line and tie in the previous addition. The whole roof will be replaced with asphalt shingle roofing material. The location of the addition will not be entirely visible from the right-of-way, and is appropriate in scale, mass and proportion. Staff does recommend that siding be re-used where possible, and where new siding is introduced that it be differentiated in size from the original siding.

DORMER

The shingle-clad gable dormer appears to be an original element of the building. However, its design is different from the rest of the house in that the eave overhang and window pattern are not consistent with the rest of the house. The main house has large eave overhangs and a high roof pitch. According to the owner, the original windows had a multi-light over single pane design similar to the replacement windows. The design includes wider eave overhangs, knee braces, siding, and two windows. This alteration would provide some level of consistency in terms of unifying many of the characteristics found on the building. Despite the lack of consistency, staff recommends the dormer remain intact as to be consistent with standard #2 and #5 until replacement is absolutely needed.

PORCH

The 4 brick pilasters supporting the porch are uneven in height with two taller pilasters at opposite ends of the porch, and two lower pilasters flanking the steps that lead to the front door. The proposal includes rebuilding the pilasters with new ledger type stone veneers, and rebuilding them at equal heights. The stone veneer would be carried over to the existing brick chimney. Another proposed change is to replace the knee braces with a curved knee brace design. Staff recommends that the knee braces remain unchanged as those are one of the character defining features of the structure. Since there is some deterioration, staff recommends only repair work be permitted to repair the damage.

WALKWAY

The proposed walkway design would re-orient the steps into a series of landings and steps to provide more visual interest from the public right-of-way, and provide more landscaping opportunities than the sloping lawn currently offers. The front yard slopes downward toward the sidewalk from the front of the building. Currently, the original concrete step walkway is straight and leads directly to the main entry. The steps have been covered with a skim coat of concrete to cover cracks, and holes and to provide a level step for safety purposes. There is an 18 inch to 2 foot brick retaining wall at the front of the property, with brick pilasters and concrete cap. There is some disrepair to the steps and it may need some repair in the near future. However, staff recommends that the walkway remain, unless alterations are deemed necessary by the Building and Safety department.

GARAGE

The addition of a side gable roof to the garage is an improvement that will complement the architectural style of the building. Currently, the garage's flat roof and parapet wall design is architecturally incompatible with the Craftsman architecture. The overall height of the garage, with new roof, will have to be lowered slightly to meet the height limit under the zoning ordinance. The age of the structure has not been verified since no permit was found for the structure.

SUMMARY AND CONCLUSION

The proposed addition will be at the rear of the building, and will maintain the scale and overall appearance of the historic building. The addition will also be complementary in design to the main structure. Staff recommends that the siding remain, be restored, and re-used where possible. Staff also recommends that the original wood frame windows remain. Staff recommends approval of the Exemption Declaration and Certificate of Appropriateness based on the findings and conditions in the draft resolution.

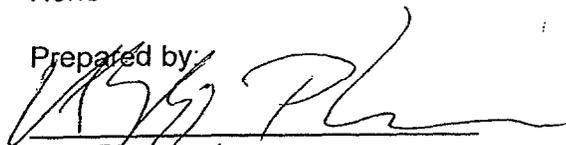
COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None

Prepared by:



Alex Plascencia
Assistant Planner

- Attachments:
Draft Resolution
Letter from Jeff Dahl, Architect, 7/1/10
Copy of application
Photos, Plans and Elevations



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: July 7, 2010

PROJECT ADDRESS: 414 South Broadway

PROPOSED PROJECT: Consideration of a Certificate of Appropriateness to permit an addition of floor area, exterior site improvements and exterior building alterations to a Potential Historic Resource building located in a Low Density Multi-Family Residential (R-3A) 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:

Section 15301 which states, in part, that the repair, maintenance, or minor alteration of existing structures does not have a significant effect upon the environment and Section 15331 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), maintenance, restoration, rehabilitation, repair, stabilization, or reconstruction of historical resources without adversely affecting their historic significance.

Alex Plascencia
Assistant Planner

RESOLUTION NO. 2010-07-PR-006

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING A
CERTIFICATE OF APPROPRIATENESS AND
EXEMPTION DECLARATION FOR AN ADDITION OF
FLOOR AREA, EXTERIOR SITE IMPROVEMENTS AND
OTHER EXTERIOR ALTERATIONS TO A POTENTIAL
HISTORIC RESOURCE BUILDING FOR PROPERTY
LOCATED AT 414 SOUTH BROADWAY**

WHEREAS, an application was filed June 7, 2010 by Tommi and Eric Johnson to permit addition of floor area, exterior site improvements and other exterior alterations, designed to be complimentary to the existing architectural style of the residential structure, and

WHEREAS, on July 7, 2010 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness and all relevant testimony and evidence related thereto.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

SECTION 1. Pursuant to Article 2, Chapter 3, Title 10 of the Redondo Beach Municipal Code, the proposed project has been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), and an exemption declaration to this effect has been prepared and filed.

SECTION 2. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Commission; will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and will retain the essential elements that make the resource significant in that the new floor addition, and site improvements and alterations will be consistent and compatible with the building design, and proportions of the existing historic buildings.

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

SECTION 1. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for the alterations proposed in accordance with the submitted applications and plans to the extent specified and represented therein, except as such work may be amended or modified by conditions set forth below.

SECTION 2. This Certificate is approved on the basis of, and shall only be operative with the applicant's compliance with the conditions listed below. Failure by the applicant or his/her successors in interest to comply with these conditions shall provide a basis for initiating enforcement proceedings pursuant to Article 7, Chapter 4, Title 10 of the Redondo Beach Municipal Code.

1. The approval granted herein is for a 153 square foot addition of floor area, exterior site improvements and exterior alterations as reflected in the application and plans reviewed and approved by the Preservation Commission at its meeting on July 7, 2010.
2. No other work is authorized herein. The precise design and architectural treatment of all structures, walks, walls, fences, landscaping and driveways shall not be altered without prior approval of the Historic Preservation Commission or Planning Staff, as appropriate, and issuance of a Certificate of Appropriateness and other necessary permits. If additional repairs are necessary, the applicant shall immediately contact Planning Staff prior to any removal and/or replacement of exterior materials.
3. The Planning Department shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
4. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Department, Engineering Department, Fire Department and any other agency with jurisdiction over the project.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Preservation Commission for a decision.
6. The Preservation Commission shall retain jurisdiction over the matter for the purpose of enforcing these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
7. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring to the building, and subject to the approval of the Building and Planning Departments as minor alterations, and the Preservation Commission, if deemed necessary for major changes.
8. Periodic inspections shall be scheduled with Planning Staff to verify compliance with conditions of approval and plans.

9. Prior to final inspection from the Building Department, or if no building permit is required, upon completion of the work, the applicant shall schedule an inspection with Planning Staff to review the completed work for conformance to the Certificate of Appropriateness. Any non-compliance or unauthorized deviations will be grounds for revocation of the Certificate of Appropriateness and/or subsequent cancellation of the Mills Act Contract.
10. Prior to issuance of building permits for the addition, the materials and specific design shall be submitted to Planning staff for review and consideration. The materials shall be consistent with the historic character.
11. Consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings*, the proposed addition, improvements and alterations shall be compatible in size, scale, design, material and character.

FINALLY BE IT RESOLVED, that the Preservation Commission forwards a copy of this resolution to the City Council and all appropriate City departments and any other interested governmental and civic agencies.

PASSED, APPROVED AND ADOPTED this 7th day of July, 2010.

Michael Gibson, Chair
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on July 7, 2010 by the following vote:

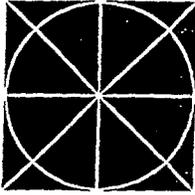
AYES

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office



JEFFREY A. DAHL
ARCHITECT

July 1, 2010

*City of Redondo Beach
Preservation Commission
415 Diamond Street
Redondo Beach, CA 90277*

re: 414 South Broadway

Dear Commissioners,

Please accept my apologies for not being able to attend the public hearing this Wednesday, July 7, 2010. We have had a family vacation planned with a departure date for that morning. It is my hope that this letter will perhaps answer some of your questions or at least provide some insight regarding the design intent of this proposal.

The addition to the rear is fairly simple and simply mimics the existing original design of the rear of the structure. The steep pitched hip roof is extended to infill the addition. All doors and windows are to be replaced with the exception of the living room west and north window and the dining room. The style of all new windows are traditional Craftsman divided light.

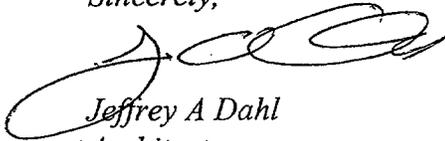
The front elevation has been altered as follows;

- 1) The existing brick pilasters are unequal in height, the two middle locations at the entry steps being lower. In my professional opinion, this was a poor decision due to a relatively narrow street elevation with a continuous porch across the entire front. The proposal depicts the pilasters now consistent in height and slightly battered which is extremely common in traditional craftsman period designs. The material has also been altered from brick to a ledger type stone. This would be necessary for the batter(slope) since this was not typically done in brick.*
- 2) The existing gabled clerestory element (actually cape code in style) above the front entry is foreign both in roof rake and eave detailing and window style. This never matched the existing craftsman architecture of the rest of the building. This redesign of this element would now be more consistent with that of the intended style of the building.*
- 3) The knee braces at the front covered porch have been replaced with a more graceful curved shape. To be honest, this is simply an architectural decision based on giving the building a bit of its own identity, but still working within the Craftsman style.*

All other proposed work are upgrades and material replacements due to the current worn condition of the building. The existing garage is in poor condition and will require extensive repair/replacement of both structural and finish elements. This proposal requests that the existing flat roof be changed to a pitched gable roof to be consistent with that of the existing residence.

Thank you for your consideration regarding this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey A Dahl', with a large, sweeping flourish that loops back under the name.

*Jeffrey A Dahl
Architect*

CITY OF REDONDO BEACH
 PRESERVATION COMMISSION
 415 DIAMOND STREET
 REDONDO BEACH, CA 90277
 (310) 318-0637

RECEIVED BY:
DATE RECEIVED:

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made to the Preservation Commission of the City of Redondo Beach, for a Certificate of Appropriateness pursuant to Section 10-4.401, Title 10, Chapter 4, of the Redondo Beach Municipal Code.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 414 SOUTH BROADWAY	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 30 BLOCK: 166 TRACT: TS	ZONING: R-3A
	RECORDED OWNER'S NAME: ERIC & TOMMI JOHNSON MAILING ADDRESS: 414 SOUTH BROADWAY TELEPHONE: (310) 540-3408 FAX:	AUTHORIZED AGENT'S NAME: JEFFREY A DAHL ARCHITECT MAILING ADDRESS: 18681 AMALIA LN. HUNTINGTON BEACH 92648 TELEPHONE: (714) 847-8480 FAX: (714) 847-2280
B	PROJECT DESCRIPTION: Give the following data for the project:	
	Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way. IN FULL ADDITION TO EXISTING 1 STORY SINGLE FAMILY RESIDENCE, REMODEL TO INTERIOR AND RESPRATION OF EXTERIOR	
	Existing use(s) of site: SINGLE FAMILY RESIDENCE	
	Existing condition of structure: FAIR / 90 YEARS OLD	
	Indicate how the proposed work is compatible with the original architectural style of the building. If in a Historic District, indicate how the work is compatible with the overall character of the District. STILL MAINTAINS CRAFTSMAN STYLE	

It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the proposed Certificate of Appropriateness.

NAME	ADDRESS	LOT	BLOCK	TRACT
Chris Lippi	412 S. Broadway Redondo Beach, CA			

A. INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION FOR PREPARATION

The chart below indicates the types of plans and information that are to be submitted for various types of proposals. Following the chart is a checklist for each requirement. Depending upon the nature of a proposal, City staff may permit certain items to be modified or deleted. The Preservation Commission reserves the ability to subsequently require omitted items to be provided, but this will be done only if considered to be essential to making a proper decision.

<u>DESCRIPTION OF PROJECT</u>	<u>SITE PLAN</u>	<u>EXISTING ELEVATIONS</u>	<u>PROPOSED ELEVATIONS</u>	<u>PHOTOS</u>	<u>COLOR BOARD</u>	<u>ROOF PLAN</u>	<u>MATERIAL SAMPLES</u>
BUILDING ADDITION/NEW INFILL CONSTRUCTION	✓	✓	✓	✓	✓	✓	✓
BUILDING ALTERATION	✓	✓	✓	✓	✓		✓
CHANGE OF PAINT COLOR		OPTIONAL		✓	✓		
WALLS, FENCES, GATES	✓		✓	✓	✓		✓
SIGNS	✓		✓	✓	✓		
HARDSCAPE	✓			✓	✓		
SOFTSCAPE (LANDSCAPING/VEGETATION)	✓			✓			
DEMOLITION	✓			✓			

1) SITE PLAN

Scale: Minimum 1/8 inch = 1 foot

General Information:

- North arrow.
- Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).
- Legal description.
- Size of lot.
- Percentage of lot coverage.
- Percentage of hardscape/landscape/open space cover.
- Proposed/required parking.

Topographical Survey:

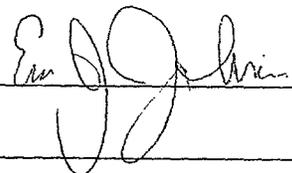
- (Prepared by registered civil engineer or land surveyor)
- Contour lines to extend beyond all property lines up to 5 feet. Contours at intervals of 1 to 5 feet.
- Indicate: all property corner elevations, adjacent property elevations, elevation of finished floor and roof ridge of each building.

OWNER'S AFFIDAVIT

Project address: 414 South Broadway Redondo Beach, CA 90277

Project description: Add-on, bedroom/bath renovation

I (We) Eric Johnson, 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 be best of my (our) knowledge and belief.

Signature(s): 

Address: 414 S. Broadway
Redondo Beach, CA 90277

Phone No. (Res.) (310) 540-3408
(Bus.) _____

Subscribed and sworn to before me this _____ day of _____, 200_

See attachment
FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
 See Statement Below (Lines 1-5 to be completed only by document signer[s]; *not* Notary)

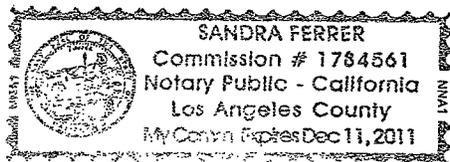
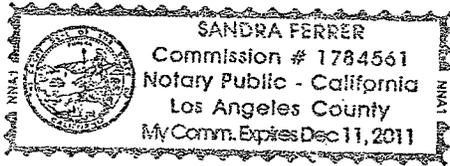
1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of LA



Place Notary Seal Above

Subscribed and sworn to (or affirmed) before me on this

7th day of June, 2010, by
Date Month Year
 (1) Eric J. Johnson
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Sandra Ferrer
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

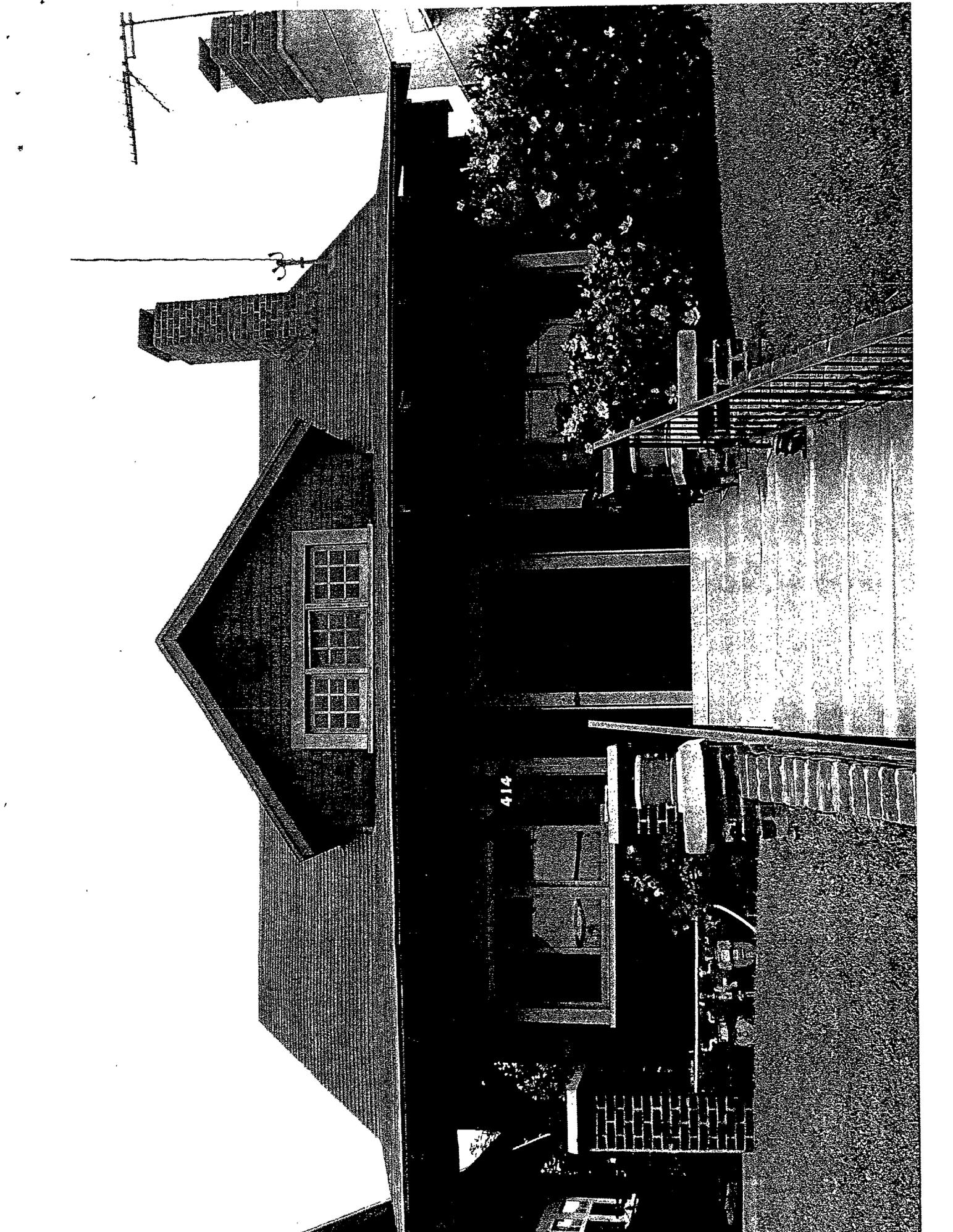
Title or Type of Document: Owner's Affidavit

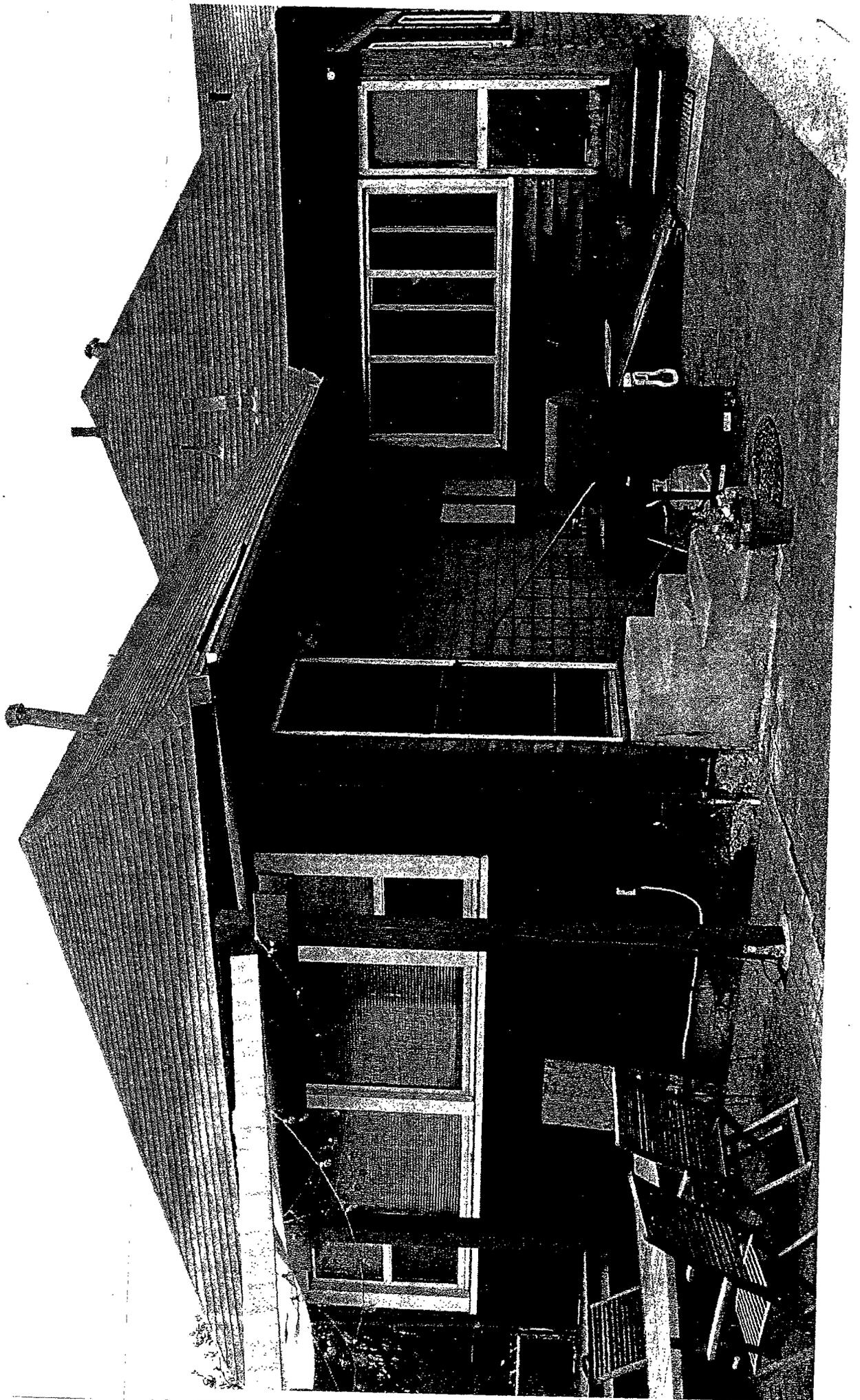
Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1
 Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
 Top of thumb here







**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

INTERDEPARTMENTAL REVIEW MEMORANDUM

DATE: June 9, 2010

TO: Jeff Townsend/John Mate/Steve Huang/Mazin Azzawi (Engineering Department)
 Steve Shiang (Building Department)
 Ward Kinsman (Fire Department)
 Ian Miesen (Police Department)
 Tim Shea (Public Works Department) (*Commercial and condo projects with 5 or more units.*)

FROM: Silvia M. Campos, Planning Department

SUBJECT: The following projects were submitted to the Planning Department on Monday, June 7, 2010. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding the projects.

Please provide your comments by Tuesday June 16, 2010.

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
2607 Huntington Lane	Construction of a two-unit residential condominium	Categorically Exempt	Marianne Gastelum
528-530 North Francisca Avenue	Construction of a two-unit residential condominium	Categorically Exempt	Anita Kroeger
704 Vincent Park	Construction of a two-unit residential condominium	Categorically Exempt	Alex Plascencia
403 North Pacific Coast Highway	To allow the relocation, expansion and operation of a Pilates Studio in an existing commercial space	Categorically Exempt	Marianne Gastelum
Marvin Braude Bike Trail Rehabilitation Torrance Loop to Calle Miramar (County of L.A. project) Coastal Development Permit Hearing Waiver	Repair and maintenance of existing bike path	Categorically Exempt	Aaron Jones

Please return comments to the Planning Department. Attn: Silvia

- | | | |
|-------------------------------------------|-------------------------|-------------------------------------|
| cc: Aaron Jones, Planning Director | Mayor: Mike Gin | District 4: Steven Diels |
| Alex Plascencia, Assistant Planner | District 1: Steve Aspel | District 5: Matt Kilroy |
| Marianne Gastelum, Assistant Planner | District 2: Bill Brand | Bill Workman, City Manager |
| Anita Kroeger, Associate Planner | District 3: Pat Aust | David Biggs, Assistant City Manager |
| Mark Campbell, Building Regulations Mgr. | | |