

**AGENDA**  
**REDONDO BEACH HARBOR COMMISSION**  
*Monday, September 14, 2015, 6:30pm*  
**REDONDO BEACH CITY COUNCIL CHAMBERS**  
**415 DIAMOND STREET**

**OPENING SESSION**

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. SALUTE TO THE FLAG**

**I. APPROVAL OF ORDER OF AGENDA**

**II. RED FOLDER ITEMS**

*Red folder items require immediate action, and came to the attention of the City subsequent to the 72-hour noticing requirement. These items require a 2/3 vote of the Commission (or if less than 2/3 are present, a unanimous vote) to add to the Agenda.*

**III. BLUE FOLDER ITEMS**

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

**IV. CONSENT CALENDAR**

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

**4. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF SEPTEMBER 14, 2015**

**5. APPROVAL OF THE FOLLOWING MINUTES: AUGUST 10, 2015**

**6. APPROVE CONTRACT WITH ZIONS PUBLIC FINANCE, INC. FOR FINANCING PUBLIC INFRASTRUCTURE EXPENDITURES IN THE WATERFRONT FOR THE TERM OF AUGUST 18, 2015 TO AUGUST 17, 2020  
(FROM PREVIOUS CITY COUNCIL MEETING ON 8/18/15)**

**7. APPROVE FIRST CONTRACT AMENDMENT WITH CRANEVEYOR CORPORATION TO EXTEND THE TERM OF THE AGREEMENT TO DECEMBER 31, 2015 FOR PROJECT SERVICES FOR THE PURCHASE OF MATERIALS AND LABOR TO REPAIR A BOAT HOIST AT HARBOR BASIN III  
(FROM PREVIOUS CITY COUNCIL MEETING ON 9/1/15)**

Staff recommendation: Receive and file

**V. ORAL COMMUNICATIONS**

*Anyone wishing to address the Harbor Commission on any Consent Calendar item on the agenda, which has not been pulled by Harbor 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.*

**VI. EXCLUDED CONSENT CALENDAR ITEMS**

**VII. 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.*

**VIII. EX PARTE COMMUNICATIONS**

**IX. PUBLIC HEARINGS**

**X. ITEMS FOR DISCUSSION PRIOR TO ACTION**

**8. BEACH CITIES HEALTH DISTRICT BLUE ZONES LIVEABILITY COMMITTEE PRESENTATION**

Staff recommendation: Receive and file

**9. DISCUSSION AND POSSIBLE ACTION ON RENAMING OF TORRANCE BOULEVARD,  
WEST OF PACIFIC COAST HIGHWAY**

**(FROM PREVIOUS CITY COUNCIL MEETING ON 9/1/15)**

Staff recommendation: Receive and file

**10. DIRECTOR'S REPORT**

Staff recommendation: Receive and file

**XII. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

**XIII. MEMBERS ITEMS AND REFERRALS TO STAFF**

**XIV. ADJOURNMENT**

The next meeting of the Harbor Commission of the City of Redondo Beach will be a regular meeting to be held October 12, 2015, in the Redondo Beach Council Chambers, 415 Diamond Street, Redondo Beach, California.

*It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant 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.*

*An Agenda Packet is available at [www.redondo.org](http://www.redondo.org) under the City Clerk. Agenda packets are available at the Redondo Beach Main Library during Library Hours, at the Reference Desk and during City Hall hours in the Office of the City Clerk. Any writings or documents provided to a majority of the Harbor 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, CA during normal business hours.*

PROOF OF POSTING

I, Holly Short, hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, Harbor Department, and that the following document was posted by me at the following location(s) on the date the time noted below:

Agenda – Redondo Beach Harbor Commission

Regular Meeting of September 14, 2015

Posted on: September 9, 2015 at 11:00 am

Posted at: DOOR "A" BULLETIN BOARD

and CITY CLERK'S OFFICE

Holly Short  
Signature

9/9/15  
Date

**MINUTES OF THE  
REDONDO BEACH HARBOR COMMISSION MEETING  
AUGUST 10, 2015**

**CALL TO ORDER**

A regular meeting of the Harbor Commission was called to order at 6:30 p.m. in the City Council Chambers, 415 Diamond Street, by Chairperson D. Jackson.

**ROLL CALL**

Commissioners Present: Bloss, Dalton, D. Jackson, M. Jackson, Keidser,  
Commissioners Absent: Shaer  
Officials Present: Robert Metzger, Fire Chief  
Stephen Proud, Waterfront Director  
Margareet Wood, Recording Secretary

**SALUTE TO THE FLAG**

The members joined in the salute to the flag.

**APPROVAL OF ORDER OF AGENDA**

It was the consensus of the members to approve the order of agenda.

**CONSENT CALENDAR**

4. Approval of Affidavit of Posting for the Harbor Commission Meeting of August 10, 2015
5. Approval of the Following Minutes: July 13, 2015
6. Approve a Consent to Temporary License Between Win'ard Yacht club dba The King Harbor Yacht Club and the King Harbor Youth Foundation
7. Discussion and Possible Action on the Selection of KNN Public Finance to Serve as Financial Advisor for Public Financing Options for the City Investment in Waterfront Public
8. Discussion and Possible Action to Approve First Amendment to Contract with John S. Meeks Company for \$188,591 for Emergency Pier Structure Repairs in Order to Protect and Preserve Life and Property on the Redondo Beach Pier Deck

The motion by Commissioner Bloss and seconded by Commissioner Keidser to approve the Consent Calendar was unanimously approved.

**ORAL COMMUNICATIONS**

None.

**EXCLUDED CONSENT CALENDAR ITEMS**

None.

## **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

Chief Metzger submitted the most recent quarterly Redondo Beach Harbor Patrol Statistics. He pointed out the significant reduction in sea life disposal which he said is mainly deceased sea lion pups and females. He mentioned this is the time of year for sea lions to leave the area for feeding. He said the marine enforcement activities include SUP interactions and is trending upwards. He said enforcement is not aggressive and warnings are usually given. He said an upcoming RFP for SUP operators will require them to explain rules of the road to renters.

Commissioner M. Jackson expressed concern about the hazardous SUP activity he sees, in particular riding in the center of the lane.

Chief Metzger said he will convey the concern to Harbor Patrol.

In response to Chairperson D. Jackson who asked about the harbor directional signage, Chief Metzger stated that a large sign mockup will be included with the SUP RFP process. Regarding other harbor directional signage, he said harbor signage must be consistent with general City signage. He said staff are considering overall signage, including the dinghy dock signage.

Chairperson D. Jackson said the signage at Dominguez Park is more friendly and she recommended harbor signage that is friendly and welcoming.

In response to Commissioner Dalton, Chief Metzger said the SUP signage maps have not yet been installed.

Commissioner Dalton said that SUPs should be treated as vessels and should follow the rules of the road. He said swimming in the harbor is very hazardous.

Commissioner M. Jackson commented that the number of incidents involving SUPs is high and distracts officers from other work.

Commissioner Bloss said the directional signs unrelated to SUPs were requested long ago, and she asked about the expected time frame: Chief Metzger said he will speak with WED Director Proud and report back.

Commissioner Bloss said the harbor directional signage was originally on hold until the moorings were complete and has been ongoing for years. She understood the Harbor Patrol statistic report was set up on a quarterly schedule to be submitted in January, April, July, and October.

Commissioner Dalton commented that harbor signage would enhance the experience for mooring visitors. He also said that 3 SUP vendors visited the Harbor Commission in January 2014 and requested signage at launch points. He said the signage will assist Harbor Patrol enforcement.

Commissioner Bloss referred to a recent news article about copper-based paint pollution from boats and questioned whether the Redondo Beach harbor has been inspected, to which Chief Metzger acknowledged the presence of copper is an increasing environmental concern. He did not know whether the marine operators have checked the harbor and he said he will find out.

Mark Hansen, King Harbor Yacht Club, said the recent race from Santa Barbara to King Harbor was successful and drew many sailors and visitors.

#### **EX PARTE**

None.

#### **PUBLIC HEARINGS**

None.

#### **ITEMS FOR DISCUSSION PRIOR TO ACTION**

##### Director's Report

- Pier repairs – emergency work underway, City Council acted to supplement original contract, heavy work complete, bracing will be completed soon
- Boat hoist – plans approved by City Engineer, trolley hoist ordered, fabrication work underway, updated schedule from contractor will be emailed to Commissioners
- Shade Hotel – project progress available via Shade Hotel website, no formal notification received relative to completion date
- CenterCal – EIR release targeted for September followed by public comment period
- Mooring reservations – process working well, reservations via marine radio channel 16, email, or Harbor Patrol website
- Barney's Beanery sales data: 59% food, 41% liquor for past 3 months, alcohol sales trending down
- Subleases executed: 130 International Boardwalk, 113 W Torrance Blvd.

In response to Commissioner Dalton regarding the boat hoist repair, Director Proud said the contractor is providing good cooperation. He also said an independent analysis was completed as recommended by the City Engineer. He was unaware whether the lease requires the boat hoist to be in working condition.

In response to Commissioner Bloss, Director Proud stated that typically restaurant leases require either a base rent or a percentage rent - not both.

Commissioner Bloss said she sees a restaurant that is often closed which could contribute more City revenue if it were open more often.

Discussion and Possible Action on a Status Report on Waterfront Infrastructure and Authorize Staff to Prepare a Contract with Walker Restorations Consultants for Completion of a Supplemental Evaluation Maintenance Obligations and Future Replacement Costs

Director Proud explained the report was prepared for City Council in July and focuses on the CenterCal footprint. Highlights of the report include:

Background

- Asset Management Plan and Harbor Enterprise Business Plan previously adopted, pier/harbor zoning process and aggregate property process complete

Waterfront Infrastructure Overview

- Improvements must be completed by City or as comprehensive improvement strategy with third party resources, planning level estimate of public improvements total \$37.5-108M for construction hard costs only, ultimate cost depends on repair, replacement, and maintenance strategy

Parking Structures

- Most recent assessment by Walker Parking Consultants in 2012
- \$7.8M in immediate repairs required, 10-year maintenance program of approximately \$8.3M
- Estimated parking structure costs – \$16-54M

Seaside Lagoon

- Constructed in 1963, 3.34 acres, special event venue
- Aging system, difficult to comply with water quality regulations
- Current water quality permit expires in September 2015
- 2009 evaluation with 3 options to rebuild: \$7.4-11.8M
- Recent design focused on opening lagoon to natural tidal fluctuations: cost estimate \$0.5-3M

Piers

- Municipal and Monstad – approaching 90 years; Sportfishing – 50 yrs
- 2007 inspection of Sportfishing Pier and 2015 inspection of Monstad Pier determined poor condition
- Recent emergency repairs total \$650,000
- Repair/maintenance complicated by existing deck structures and underlying rip-rap
- Replacement without structures: Sportfishing \$2-4 M, Municipal and Monstad \$6-9M

### Boat Launch Facility

- Part of initial 1950 harbor plan
- Numerous studies and assessments – current EIR is evaluating several potential locations, each site presents challenges i.e. design, site control, storm and wind
- Current cost estimates – \$1.5-11M
- Application for grant funding denied and continued to next fiscal year

### Basin 3 Docks Slips/Sea Level Rise

- Studies predict rate of future sea level rise, City Coastal Development Plan calls for mitigation measures
- Impacted areas: Basin 3, walkway above horseshoe beach, walkways along Mole D, perimeter of Seaside Lagoon
- Potential improvements: splash walls, break walls, bulkheads and bulkhead caps, base elevation increase, new Basin 3 docks
- Basin 3 dock replacement costs – \$5-7M
- Cost estimate to address sea level rise \$5.5-8 M

### Bicycle and Pedestrian Circulation

- Improved with Harbor Gateway project
- Path through International Boardwalk and garage presents opportunity for bike/pedestrian conflicts
- Multiple elevation changes present ADA compliance challenges
- Visitor experience negatively impacted by poor pedestrian circulation
- Cost estimate to improve \$1-3M

Director Proud provided an estimated cost summary and ended by reporting that City Council approved the recommendation to authorize staff to prepare a contract with Walker Restoration Consultants to conduct a supplemental evaluation of waterfront parking structures to assess current life expectancy, maintenance obligations and future replacements costs.

Commissioner M. Jackson commented on the complicated question of financing the necessary improvements and the role of a public/private partnership with CenterCal or other private business.

Director Proud said questions to consider will be how to finance, types of financing, and how costs will be divided in a public/private partnership.

Commissioner Bloss raised the question of what is the City's role in building in money over the years to prepare for restoration.

Director Proud said every city wants to be able to put money aside. He said the City has gone through challenging times when other expenses took priority: he agreed the current situation highlights the need to increase funds for future upgrades and maintenance of all infrastructure.

In response to Commissioner Dalton regarding short term and long term improvement costs, Director Proud said those are next steps; and a municipal advisor has been engaged to begin laying out the process for identifying priorities and a timeline for implementation.

Commissioner Dalton recommended two timelines: one with CenterCal and one without.

In response to Commissioner Bloss, Director Proud explained the term rip rap describes the rocks that extend underneath pier and he said working within that zone can be challenging.

Chairperson D. Jackson said she was recently at Kincaid's on Saturday evening and learned that another party parked at the Wells Fargo lot on PCH because the parking structure was full. She recommended new ways for getting people in and out and increased parking.

In response to Chairperson D. Jackson regarding whether harbor initiatives such as prioritizing the infrastructure will come to the Harbor Commission first, Director Proud said a comprehensive approval plan for timing, sequence, and financing will be developed and he anticipated a fair amount of scrutiny.

The motion by Commissioner M. Jackson and seconded by Commissioner Keidser to receive and file the waterfront infrastructure report was unanimously approved.

The motion by Commissioner Keidser and seconded by Commissioner Dalton to receive and file the Director's Report was unanimously approved.

#### **ITEMS CONTINUED FROM PREVIOUS AGENDAS**

None.

#### **MEMBERS ITEMS AND REFERRALS TO STAFF**

Commissioner M. Jackson said the Harbor Commission members possess expertise yet don't have sufficient opportunity to discuss topics prior to City Council action. He recommended Harbor Commission consideration of harbor items prior to City Council consideration. He said some former members left the Commission citing wasted time as the reason.

Commissioner Bloss recommended a presentation by BCHD on living streets guidelines and policies for the September Harbor Commission meeting.

Director Proud anticipated the CenterCal EIR document will be released in October and will be followed by a public comment period and a staff response. He expected the full document to be complete in February or March 2016, and he said the complete process has not yet been finalized.

Chairperson D. Jackson said it will be good to bring the timeline back since it has likely been updated. She agreed with Commissioner Bloss' recommendation on the living streets presentation.

Commissioner Keidser agreed with Commissioner M. Jackson's comment: she said Harbor Commissioners know boating and the harbor and have a unique perspective on what will work and what will be problematic.

Commissioner Dalton noted the boat hoist repair delays and said this is a great fishing season and many want to get in the water.

The motion by Commissioner Keidser and seconded by Commissioner Bloss to adjourn was unanimously approved. The meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Stephen Proud  
Waterfront and Economic  
Development Director



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# Administrative Report

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Council Action Date: August 18, 2015

**To: MAYOR AND CITY COUNCIL**

**From: CRAIG KOEHLER, FINANCE DIRECTOR  
STEPHEN PROUD, WATERFRONT AND ECONOMIC DEVELOPMENT  
DIRECTOR**

**Subject: AGREEMENT WITH ZIONS PUBLIC FINANCE, INC., A UTAH  
CORPORATION, DBA KNN PUBLIC FINANCE, A DIVISION OF ZIONS  
FIRST NATIONAL BANK, FOR FINANCIAL ADVISORY SERVICES  
FOR FINANCING PUBLIC INFRASTRUCTURE EXPENDITURES IN  
THE WATERFRONT**

## **RECOMMENDATION**

Approve Agreement with Zions Public Finance, Inc. a Utah Corporation, dba KNN Public Finance, a division of Zions First National Bank, for financial advisory services for financing public infrastructure expenditures in the Waterfront, and authorize the Mayor to execute the contract on behalf of the City.

## **EXECUTIVE SUMMARY**

Financial advisory services are needed to provide options for financing the City's investment in waterfront public infrastructure and to assist the City in implementing the optimal form of financing when a type and final dollar amount are determined. It should be noted that the financial advisor will also identify funding options for City investment in waterfront public infrastructure with or without a public-private partnership.

## **BACKGROUND**

At the July 21, 2015 City Council Meeting, Council approved the selection of KNN Public Finance, Inc. for Financial Advisory Services in connection with the proposed Waterfront Revitalization Project.

The approved scope of work is divided into two phases. In the first phase, KNN Public Finance will develop a plan to finance infrastructure to support the waterfront revitalization, with or without a public-private partnership, which will include:

- providing supporting financing schedules, taking into account the City's existing debt commitments and long-term financing goals,

- evaluating legal approaches for the proposed financing structures in consultation with City staff and legal counsel,
- providing analysis of the fiscal impact to the City and its prospects for success within the current and projected market and demographic environment for each type of proposed financing,
- and recommending the best type of financing structure, or structures for the City to achieve the stated objective.

A presentation to Council by KNN Public Finance of the final analysis for the initial phase of work, options for financing the City's investment in waterfront public infrastructure, is scheduled for early November.

Upon the determination of the final dollar amount and optimal form of financing, KNN Public Finance will assist the City in implementing the financing and executing the plan of finance through the issuance of debt.

### **COORDINATION**

This item was coordinated with the City Attorney's Office, Financial Services Department, Waterfront and Economic Development Department and the City Manager's Office.

### **FISCAL IMPACT**

The cost associated with KNN Public Finance to perform the analysis and develop a plan of finance is at a not-to-exceed fee of \$12,500. In addition, the contingent fees for the financing component would be a not-to-exceed cost of \$40,000, based on the number of financings and complexity, and the final costs are subject to negotiation. Funding for the contract is available in the Waterfront and Economic Development operating budget.

Submitted by:  
*Craig Koehler, Finance Director*  
*Stephen Proud, Waterfront and*  
*Economic Development Director*

Approved for forwarding by:  
*Joe Hoefgen, City Manager*

Attachments: Agreement with Zions Public Finance, Inc. a Utah Corporation, dba KNN Public Finance, a division of Zions First National Bank

All supporting documentation for **Consent Items**

can be found online at the City's website

[www.redondo.org](http://www.redondo.org)

under the corresponding City Council Meeting

city offices/city clerk/agenda & minutes

**City Council Meeting**

**August 18, 2015**

**Item H6**



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# Administrative Report

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Council Action Date: September 1, 2015

**To:** MAYOR AND CITY COUNCIL

**From:** STEPHEN PROUD, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR

**Subject:** FIRST AMENDMENT TO EXTEND THE TERM OF THE AGREEMENT FOR PROJECT SERVICES BETWEEN THE CITY OF REDONDO BEACH AND CRANEVEYOR CORPORATION FOR THE PURCHASE OF MATERIALS AND LABOR TO REPAIR A BOAT HOIST AT HARBOR BASIN III

## RECOMMENDATION

Approve the First Amendment between the City of Redondo Beach and CraneVeyor to extend the term of the contract for the purchase of materials and labor to repair the boat hoist at Harbor Basin III.

## EXECUTIVE SUMMARY

On May 5, 2015, the City Council approved an Agreement for Project Services with CranVeyor to purchase the necessary materials and provide the labor to repair the north boat hoist at Harbor Basin III. In addition, the City Council also approved a Resolution appropriating \$121,000 from the available balance of the City's Harbor Tidelands Fund and \$121,000 from the available balance of the City's Harbor Uplands Fund for this purpose. The Agreement set a term to complete the work by August 31, 2015. Additional time is necessary to complete the proposed scope of work and an Amendment to the Agreement to extend the term to December 31, 2015 is being requested.

## BACKGROUND

There are two boat hoists located within Harbor Basin III that allow for the transfer of larger craft from land to water and back. In late January 2015, a structural engineering analysis was conducted and a report was prepared that thoroughly detailed the damage to the steel beams on both hoists.

The report for the south hoist found a great amount of deterioration among the structural portions. Major damage to the main beams, brace beams, rod bracing and column was found. Many contact points, including bolts and plates connecting all the members, were severely rusted. The structure supporting the hoist beams showed cracking, along

with spalling of the rear footings. The structural engineer recommended that this south hoist be taken out of operation permanently as a repair was not possible.

For the north hoist, the engineer noted significant rust and thinning of the runway beams and other support beams. The thinning of the runway beams caused the track for the trolley system to become uneven, further causing deterioration of the trolley system. However, the pile caps and footings supporting the hoist were found to be in sound condition. Given the better condition of the north hoist, and the financial infeasibility of replacing the south hoist, it was decided to obtain bids only for the repair of the north hoist.

A scope of services to repair the north hoist was developed and Leonardo Management, the City's property manager, obtained three bids from well-qualified firms in April 2015. CraneVeyor was deemed to be the lowest responsible bidder. An Agreement for Services with CraneVeyor was approved and executed by the City Council on May 5, 2015. The total value of the Agreement was set at \$242,000 and term of the agreement was set to expire August 31, 2015.

The fabrication of the new trolley system and new steel beams represents a very specialized process and the work to prepare and approve the engineering plans has taken longer than anticipated. At this time all of that work is complete and the materials have been ordered and are ready for installation. Installation is scheduled to begin on August 31, 2015 and is estimated to be completed by September 30, 2015. Once the installation is complete, the hoist will need to be inspected and certified for use, which is projected to be complete by October 15, 2015 – at which time the hoist can be placed into operation.

Due to the delays outlined above, the project will extend beyond the term set forth in the Agreement, thus the proposed Amendment will provide the necessary time to complete the work to make the north hoist operational.

### **COORDINATION**

The Waterfront and Economic Development Department collaborated with the City Attorney's Office to prepare the Amendment to the Agreement and has coordinated with Public Works and the Building Department on the engineering and approval of the proposed scope of work. The City Attorney's Office has approved the Amendment to the Agreement as to form.

### **FISCAL IMPACT**

The extension of the term of the Agreement has no fiscal impact.

Administrative Report

September 1, 2015

FIRST AMENDMENT TO EXTEND THE TERM OF  
THE AGREEMENT FOR PROJECT SERVICES  
BETWEEN THE CITY OF REDONDO BEACH AND  
CRANEVEYOR CORPORATION FOR THE REPAIR  
OF THE BOAT HOIST AT HARBOR BASIN III  
Page 3

Submitted by:

*Stephen Proud*  
*Waterfront and Economic Development*  
*Director*

Approved for forwarding by:

*Office of the City Manager*

Attachments:

- Agreement for Project Services Between the City of Redondo Beach and CraneVeyor Corporation
- First Amendment to Agreement for Project Services Between the City of Redondo Beach and CraneVeyor Corporation



All supporting documentation for **Consent Items**

can be found online at the City's website

[www.redondo.org](http://www.redondo.org)

under the corresponding City Council Meeting

city offices/city clerk/agenda & minutes

**City Council Meeting**

**September 1, 2015**

**Item H14**



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# Administrative Report

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Council Action Date: September 1, 2015

To: MAYOR AND CITY COUNCIL

From: TIM SHEA, INTERIM PUBLIC WORKS DIRECTOR

Subject: RENAMING OF TORRANCE BOULEVARD WEST OF PACIFIC COAST HIGHWAY

## RECOMMENDATION

- 1) Receive and file an update on the renaming process for Torrance Boulevard;
- 2) Consider the Harbor Commission recommendation to rename the street Pier Plaza Boulevard;
- 3) Direct staff to prepare a resolution renaming Torrance Boulevard west of Pacific Coast Highway Pier Plaza Boulevard or an alternative name; and
- 4) Set a Public Hearing for October 6, 2015, to consider the proposed name change.

## EXECUTIVE SUMMARY

For the past several years the Strategic Plan has included an objective directing staff to recommend for action the renaming of Torrance Boulevard. The objective was initiated by a Harbor Commission recommendation to name the street Pier Plaza Boulevard as an opportunity to better brand and promote the Pier and Harbor area. Since that time staff have conducted outreach to the adjacent residents and businesses in order to gather input on the potential benefits and impacts. The input received was mixed and included no clear name preference. The Strategic Plan objective languished as a result. On October 21, 2014, in an effort to reduce the impact and cost of the renaming, the Strategic Plan objective was revised to include only the portion of the street west of Pacific Coast Highway and Torrance Circle. The next step in the process is for the City Council to select a new name and set a Public Hearing for the proposed name change.

## BACKGROUND

In November 2011, the Harbor Commission forwarded a letter requesting that the City Council consider renaming Torrance Boulevard within the City limits. Following receipt of the letter from the Harbor Commission, the City Council approved a Strategic Plan Objective directing staff to prepare a report summarizing the steps and costs necessary to rename Torrance Boulevard. That report was completed and presented to the City Council on March 19, 2013. At that meeting, the City Council directed staff to conduct outreach with Torrance Boulevard businesses to gauge their interest in a name change and to determine if there is a new name that has general consensus among the group.

Public Outreach

Two public outreach meetings took place in October 2013 with minimal attendance. The first meeting on October 22<sup>nd</sup> consisted of a total of three participants and the second meeting on October 30<sup>th</sup> consisted of a total of four. The majority of the comments received at the meetings were opposed to the name change citing unnecessary expenses that would be incurred to change the address on legal documents. In addition to the meetings, a total of seven written comments were received by mail from businesses and property owners also opposing to the name change.

In January 2014 staff conducted 29 personal random phone calls to businesses and residents on Torrance Boulevard in an effort to obtain a larger sample of respondents. The results were 17 in favor of the name change and 12 opposed. The majority of comments from individuals in favor of the name change stated that this project is "long overdue" and for several businesses in favor, changing the street name would eliminate the problem of address duplication that currently exists with the neighboring City of Torrance. There are a number of West Torrance Boulevard addresses in Redondo Beach that duplicate addresses in the City of Torrance causing patrons to mistakenly arrive at a destination in Torrance instead of Redondo Beach because the "West" is often overlooked in the West Torrance Boulevard address. The majority of comments received from individuals opposed were that it would be "too costly to change their address on legal documents", that the name change is "unnecessary", and that it would be "confusing".

Name Options

Attached is a list of name options for City Council review. From the list, the Harbor Commission selected **Pier Plaza Boulevard** as its recommended choice. At the time of the discussion, the Commission felt that the name would more appropriately identify the street as a gateway to the Pier, and, by including the word "Plaza", would imply that a gathering place is ahead.

The majority feedback received by staff during the outreach process stated that the word "Pier" is overused in the South Bay area and suggested that names like **Waterfront Plaza Drive, Sunset Avenue, and Sunset Drive** be considered in the alternative.

On October 21, 2014, City Council approved a revised Strategic Plan Objective directing staff to recommend for action the renaming of Torrance Boulevard west of Pacific Coast Highway to the water. Limiting the renaming to this portion of Torrance Boulevard reduced the number of impacted businesses and was most closely identified as the gateway to the waterfront.

Next Steps

The City Council is to select a potential new street name for the segment of Torrance Boulevard west of Pacific Coast Highway, which includes Torrance Circle.

After the City Council selects a potential new street name, staff recommends following the CA Streets and Highways Code, Section 970.5 as a procedural guide for renaming streets. The Streets and Highways Code does not bind the City to specific actions but has provided a good model for public notification which the City has traditionally followed and is a process accepted by the County Clerk, who is ultimately charged with documenting street name changes. Specifically the procedure includes a Public Hearing on the proposed name change with noticing in at least three public places along the affected street. Staff also recommends that Public Hearing notices be posted at the ends and center of each block along Torrance Boulevard west of Pacific Coast Highway. In addition, the Public Hearing Notice will be advertised in the local newspaper 10 days in advance of the meeting and mailers will be sent to 90 commercial businesses and two (2) residential property owners along the street. The Code requires that the proposed name change be posted a minimum of 10 days prior to the date of the Public Hearing.

At the time of the Public Hearing, the City Council will receive a report from staff recommending a specific name change. After conclusion of the Public Hearing, the City Council will vote on a resolution identifying the name change and if the resolution is passed, the street or boulevard's new name would immediately take effect. However, it will take approximately one year for the County parcel maps and addresses to be updated to reflect the new name. To codify the name change, the City Clerk with the help of the City Engineer will notify the County Clerk and the County Engineer of the new street name change. The County Clerk will then notify all impacted utilities, post offices, businesses, and the other agencies on the County's notification list (see attached).

Estimated Costs

The posting of Hearing notifications by Public Works staff and business notification mailings is estimated to cost \$500. The affected portion of Torrance Boulevard, which was reduced to the segment west of Pacific Coast Highway, has six (6) small Redondo Beach street name signs, two (2) overhead illuminated street name signs, and three (3) extra-large street name signs that would require replacement at an estimated material purchase cost of \$1,480. The cost of Public Works labor needed to install the new signs is estimated to be \$1,400.

Total costs to the businesses and residents are undetermined at this time as each business uniquely manages its marketing materials, letter head, and advertisements. However, because most modern businesses utilize electronic marketing techniques to

**Administrative Report**

**September 1, 2015**

Process for Renaming Torrance Blvd. west of PCH

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avoid traditional card stock and other stationery expenses, staff anticipates that the cost to businesses would be minimal.

**COORDINATION**

The report has been coordinated with the Public Works and Waterfront and Economic Development Departments.

**FISCAL IMPACT**

The cost for City postage, mailer notifications, materials, and sign installation/labor for renaming Torrance Boulevard west of Pacific Coast Highway is estimated to be \$3,380. These activities are not currently included in the Public Works Department 2015-16 FY Work Program but could be paid for by annual Street Maintenance Operating Funds.

Funding:

|                    |                |
|--------------------|----------------|
| Public Works       |                |
| Street Maintenance |                |
| Operating Budget   | <u>\$3,380</u> |
| Total              | \$3,380        |

Expenditures:

|                        |                |
|------------------------|----------------|
| Notifications/Postings | \$ 500         |
| Street Sign Materials  | \$1,480        |
| Sign Installation      | <u>\$1,400</u> |
| Total                  | \$3,380        |

Submitted by:

*Tim Shea, Interim Public Works Director*

Approved for forwarding by:

*Joe Hoefgen, City Manager*

Isablan

Attachments:

- May 19, 2013 City Council Staff Report with Torrance Boulevard Renaming Options List, Harbor Commission Letter, and Street Name Change Notification List

All supporting documentation for **Consent Items**

can be found online at the City's website

[www.redondo.org](http://www.redondo.org)

under the corresponding City Council Meeting

city offices/city clerk/agenda & minutes

**City Council Meeting**

**September 1, 2015**

**Item N1**



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# Administrative Report

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Commission Action Date: September 14, 2015

**To: MEMBERS OF THE HARBOR COMMISSION**

**From: STEPHEN PROUD  
WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR**

**Subject: DIRECTOR'S REPORT**

## **RECOMMENDATION**

Receive and file a report from the Waterfront & Economic Development Director on current and upcoming waterfront projects and activities.

## **EXECUTIVE SUMMARY**

An oral report will be provided by the Waterfront & Economic Development Director at the Commission meeting on current and upcoming waterfront projects and activities, including but not limited to property management, leasing activity, project updates, events and other information.

## **COORDINATION**

Department staff collaborated on the development of this report.

## **FISCAL IMPACT**

The cost for preparing this report is included within the Waterfront & Economic Development Department's adopted FY2015-16 annual budget and is part of the department's annual work program.

Submitted by:

*Stephen Proud*  
*Waterfront and Economic Development Director*