

City of Hermosa Beach

*City Hall
1315 Valley Drive
Hermosa Beach, CA 90254*



Regular Meeting Agenda

Tuesday, September 10, 2019

6:00 PM

Closed Session - 6:00 PM

Regular Meeting - 7:00 PM

Council Chambers

City Council

Mayor

Stacey Armato

Mayor Pro Tem

Mary Campbell

Councilmembers

Hany S. Fangary

Justin Massey

Jeff Duclos

City Clerk

Elaine Doerfling

City Treasurer

Karen Nowicki

City Attorney

Mike Jenkins

Executive Team

Suja Lowenthal, City Manager

Nico De Anda-Scaia, Assistant to the City Manager

Viki Copeland, Finance Director

Lucho Rodriguez, Acting Public Works Director

Sharon Papa, Police Chief

Ken Robertson, Community Development Director

Vanessa Godinez, Human Resources Manager

Kelly Orta, Community Resources Manager

PLEASE NOTE:

This is a full Packet including all pages and sub-pages, of all staff-reports and other materials of each agenda item as if physically stacked together and represents the complete agenda Packet as a single PDF file as of the date and time the agenda was initially posted (unless otherwise indicated here). It is meant to be an aid, but not intended as a replacement for the 'Living' agenda.

This full Packet does not contain additions, modifications, or supplementals that have been added after the first posting of the 'Living' agenda unless indicated here.

To prevent time downloading, and re-downloading, you might download this single PDF to your computer to have available for multiple reference, or to re-reference, to avoid the necessity of needing to be connected to the Internet or being held up by a slow-connection or slow server.

For a particular item(s), you may desire to ensure that you are viewing all additions, modifications, or supplementals posted after the original agenda packet's posting by utilizing the link to the 'Living' agenda as displayed on the city's website Agenda/Minutes page which for this agenda is: [09-10-19 Agenda](#)

Note again, that the agenda appearing below the following items' page number table may have changed and represents the page numbers to the agenda and materials contained in this full agenda packet only.

The agenda-items page number table below provides the starting page of each item in this full contiguous packet PDF file. To better utilize these page numbers, note that the *Adobe Acrobat* reader has a feature to display page thumb-nails down the left edge of your screen. With the page-thumbnails displayed you may click on a page's thumb-nail to immediately move to the item's starting page directly.

Be aware, that as this full packet may include MINUTES of prior meetings, if searching the entire Packet for particular text, understand that when you find such text, that if it is within a MINUTES page of minutes, that are included in this agenda for approval, that it may appear to you that you are at an agenda item within the current agenda. Avoid such confusion by noting that pages that contain MINUTES included for approval are so identified at the top of each such page within this full packet.

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6:00 P.M. - CLOSED SESSION

(LOCATION: Meetings convene in the Council Chambers and move to the Second Floor Conference Room after Public Comment)

CALL TO ORDER IN COUNCIL CHAMBERS**ROLL CALL****PUBLIC COMMENT****RECESS TO CLOSED SESSION IN SECOND FLOOR CONFERENCE ROOM**

1. **19-0587** **MINUTES:** Approval of minutes of Closed Session held on August 27, 2019.

2. **19-0588** **CONFERENCE WITH LABOR NEGOTIATOR**
 Government Code Section 54957.6

 City Negotiator: City Manager

 Employee

 Organizations: Hermosa Beach Police Officers' Association
 Police Management Bargaining Group
 Hermosa Beach Management Association
 Unrepresented Employees

3. **19-0589** **CONFERENCE WITH LEGAL COUNSEL: Litigation Quarterly Update**
 Existing Litigation - Government Code Section 54956.9(d)(1)
 The City finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the City in the litigation.

 a) Name of Case: BKK Working Group et al. v. City of Hermosa Beach et al.
 United States District Court, Case Number: 2:18-cv-5810

 b) Name of Case: Arlene Buschbach v. City of Hermosa Beach
 Los Angeles County Superior Court, Case Number: 19STCV11390

 c) Name of Case: Kerry Cartwright v. City of Hermosa Beach
 Los Angeles County Superior Court, Case Number: 18STCV05692

 d) Name of Case: Hermosa Fitness LLC v. City of Hermosa Beach
 Los Angeles County Superior Court, Case Number: 18STCP02840

 e) Name of Case: Mark Roth v. City of Hermosa Beach
 Los Angeles County Superior Court, Case Number: YC072628

4. **19-0590** **CONFERENCE WITH LEGAL COUNSEL: Non-Litigated Claims Update**
 Existing Litigation - Government Code Section 54956.9(d)(2) and (e)(3)
 The City finds, based on advice from legal counsel, that discussion in open session will

prejudice the position of the City in the litigation.

- a) Claimant: Dona Bauer, Claim Number: 19-140994
Date of Loss: 10/22/2018, Date Filed: 3/18/2019
Allegation: Fracture to right foot from fall on brick sidewalk at 6th Street
- b) Claimant: Jason Clark, Claim Number: 19-139872
Date of Loss: 7/2018, Date Filed: 1/23/2019
Allegation: Car accident was result of a blind spot that was reported to City
- c) Claimant: Stephen Allan Diamond, Claim Number: 19-139484
Date of Loss: 8/22/2018, Date Filed: 12/31/2018, Revised Claim: 1/28/2019
Allegation: Broken ankle due to hole in walkway
- d) Claimant: Brandi Duroncelay, Claim Number: 19-141000
Date of Loss: 2007, Date Filed: 3/18/2019
Allegation: Neglect; Loss occurred at a Domestic Violence Shelter
- e) Claimant: Aanchal Gandhi, Claim Number: 19-141906
Date of Loss: 2/19/2019, Date Filed: 5/2/2019
Allegation: Exterior wall, landscaping fixtures and plants damaged by city employees
- f) Claimant: Christopher Haueter, Claim Number: 19-142438
Date of Loss: 3/7/2019, Date Filed: 6/4/2019
Allegation: low hanging utility line cable caused damage to his vehicle
- g) Claimant: Rosie Johnson, Claim Number: 16-127310
Date of Loss: 8/15/2016, Date Filed: 8/16/2016,
Date of Amended Claim: 2/14/2017
Allegation: Property damage and bodily injury from car accident involving city vehicle
- h) Claimant: Amy Levin, Claim Number: 19-143365
Date of Loss: 7/15/2019, Date Filed: 7/23/2019
Allegation: City vehicle backed into claimant vehicle
- i) Claimant: Valerie Rhodes, Claim Number: 19-140423
Date of Loss: 9/1/2018, Date Filed: 2/25/2019
Allegation: Fractured foot and ankle due to trip/fall in park
- j) Claimant: Chantelle Sinkler, Claim Number: 19-142440
Date of Loss: 2/20/2019, Date Filed: 6/6/2019
Allegation: Car accident involving HbPD vehicle at Pier Ave. and Ardmore Ave.
- k) Claimant: Barbara Stafford, Claim Number: 19-143187
Date of Loss: 12/23/2018, Date Filed: 6/10/2019
Allegation: Sustained injuries as result of WAVE Dial-A-Ride vehicle operator prematurely retracting the lift

ADJOURNMENT OF CLOSED SESSION

7:00 P.M. - REGULAR AGENDA

All council meetings are open to the public. PLEASE ATTEND.

The Council receives a packet with detailed information and recommendations on nearly every agenda item. City Council agenda packets are available for your review on the City's website located at www.hermosabch.org. Complete agenda packets are also available for public inspection in the City Clerk's office.

During the meeting, a packet is also available in the Council Chambers foyer or you can access the packet at our website, www.hermosabch.org, on your laptop, tablet or smartphone through the wireless signal available in the City Council chambers - Network ID: CHB-Guest, Password: chbguest

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting. If you require special assistance to participate in this meeting, you must call or submit your request in writing to the Office of the City Clerk at (310) 318-0203 at least 48 hours prior to the meeting.

Oral and Written Communication

Persons who wish to have written materials included in the agenda packet at the time the agenda is published on the City's website must submit the written materials to the City Manager's office by email (anny@hermosabch.org) or in person by noon of the Tuesday, one week before the meeting date.

Written materials pertaining to matters listed on the posted agenda received after the agenda has been posted will be added as supplemental materials under the relevant agenda item on the City's website at the same time as they are distributed to the City Council by email. Supplemental materials may be submitted via eComment (instructions below) or emailed to anny@hermosabch.org. Supplemental materials must be received before 4:00 p.m. on the date of the meeting to ensure Council and staff have the ability to review materials prior to the meeting. Supplemental materials submitted after 4:00 p.m. on the date of the meeting or submitted during the meeting will be posted online the next day.

Submit Supplemental eComments in three easy steps:

Note: Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc) that you do not want to be published.

1. Go to the Agendas/Minutes/Video webpage and find the meeting you'd like to submit comments on. Click on the eComment button for your selected meeting.
2. Find the agenda item for which you would like to provide a comment. You can select a specific agenda item/project or provide general comments under the Oral/Written Communications item.
3. Sign in to your SpeakUp Hermosa Account or as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

Public Participation Speaker Cards:

If you wish to speak during Public Participation, please fill out a speaker card at the meeting. The purpose of the speaker card is to streamline and better organize our public comment process to ensure names of speakers are correctly recorded in the minutes and where appropriate, to provide contact information for staff follow-up.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****CLOSED SESSION REPORT****ANNOUNCEMENTS****APPROVAL OF AGENDA****PROCLAMATIONS / PRESENTATIONS****MISCELLANEOUS ITEMS AND REPORTS - CITY MANAGER****a) 19-0597 UPDATE ON CITY RECRUITMENTS AND NEW HIRES**

PUBLIC PARTICIPATION: Although the City Council values your comments, the Brown Act generally prohibits the Council from taking action on any matter not listed on the posted agenda as a business item.

1. ORAL AND WRITTEN COMMUNICATIONS: If you wish to provide public comment, please fill out a speaker card to ensure names of speakers are correctly recorded in the minutes and where appropriate, to provide contact information for staff follow-up. This is the time for members of the public to address the City Council on any items within the Council's jurisdiction not on this agenda, on items on this agenda as to which public comment will not be taken (Miscellaneous Items and Reports – City Council and Other Matters), or to request the removal of an item from the consent calendar. Public comments on the agenda items called Miscellaneous Reports and Other Matters will only be heard at this time. Comments on public hearing items are heard only during the public hearing. Members of the audience may also speak:

1) during discussion of items removed from the Consent Calendar;

2) during Public Hearings; and,

3) during discussion of items appearing under Municipal Matters. Comments from the public are limited to three minutes per speaker. The City Council acknowledges receipt of the written communications listed below. No action will be taken on matters raised in written communications. The Council may take action to schedule issues raised in oral and written communications for a future agenda. Citizens with comments regarding City management or departmental operations are requested to submit those comments to the City Manager.

a) [19-0598](#)**WRITTEN COMMUNICATION**

Recommendation: Staff recommends that the City Council receive and file the written communication.

Attachments: [1. Letter from Matt McCool regarding complaint of police misconduct and conspiracy.pdf](#)
[2. Email from Tony Higgins regarding request for CEQA initial study for 27th Street.pdf](#)
[3. Email from Tony Higgins regarding planning for City growth.pdf](#)

2. CONSENT CALENDAR: The following more routine matters will be acted upon by one vote to approve with the majority consent of the City Council. There will be no separate discussion of these items unless a Council member removes an item from the Consent Calendar. Items removed will be considered under Agenda Item 4, with public comment permitted at that time.

a) [REPORT](#) **CITY COUNCIL MEETING MINUTES**
[19-0584](#) (Interim Deputy City Clerk Carol Cowley)

Recommendation: Staff recommends that the City Council approve the following minutes:

1. Special meeting of August 27, 2019
2. Regular meeting of August 27, 2019

Attachments: [1. 08-27-2019 CC Special Meeting](#)
[2. 08-27-2019 CC Regular Meeting](#)

b) [REPORT](#) **CHECK REGISTERS**
[19-0583](#) (Finance Director Viki Copeland)

Recommendation: Staff recommends that the City Council ratify the following check registers.

Attachments: [1. 08-08-19](#)
[2. 08-12-19](#)
[3. 08-15-19](#)
[4. 08-19-19](#)
[5. 08-22-19](#)
[6. 08-28-19](#)
[7. 08-29-19](#)

c) [REPORT](#) **ACTION MINUTES OF THE PARKS, RECREATION AND**
[19-0594](#) **COMMUNITY RESOURCES ADVISORY COMMISSION**
MEETING OF AUGUST 6, 2019

Recommendation: Staff recommends that the City Council receive and file the action minutes of the Parks, Recreation and Community Resources Advisory Commission meeting of August 6, 2019.

Attachments: [PR Minutes 08.06.2019.pdf](#)

d) [REPORT](#) **EXTENSION OF AGREEMENT WITH THE HERMOSA BEACH**
[19-0582](#) **YOUTH BASKETBALL LEAGUE TO PROVIDE A COED YOUTH**
BASKETBALL LEAGUE FOR THE UPCOMING 2019/2020
REGULAR AND OPTIONAL SUMMER SEASON

(Community Resources Manager Kelly Orta)

Recommendation: Staff recommends that the City Council approve the Second Amendment to the Hermosa Beach Youth Basketball League agreement, authorizing the last of two one-year extensions, to coordinate and manage the 2019-2020 coed youth basketball league and optional summer season.

Attachments: [1. Agreement with HBYBL and First Amendment](#)
[2. Second Amendment to Agreement with HBYBL](#)

e) [REPORT](#)
[19-0602](#)

**REQUEST TO CONSENT TO PARTIAL ASSIGNMENT
OF FIBER OPTIC CABLE EASEMENT RIGHTS AND
OBLIGATIONS BETWEEN RTI INFRASTRUCTURE, INC.
AND PACIFIC CARRIAGE LIMITED INC.**

(City Attorney Mike Jenkins)

Recommendation: Staff recommends that the City Council:
1. Review and approve the partial assignment of the Fiber Optic Cable Easement to Pacific Carriage Limited; and
2. Direct the City Manager to execute and the City Clerk to attest to the partial assignment agreement.

Attachments: [1. August 17, 2016 Fiber Optic Cable Easement and Associated Construction Easement](#)
[2. March 8, 2019 Letter from RTI-I](#)
[3. Assignment of Easement Rights and Obligations between RTI-I and Pacific Carriage Limited.](#)

f) [REPORT](#)
[19-0565](#)

**REJECT ALL BIDS AND AUTHORIZE TO RE-ADVERTISE FOR THE
CONSTRUCTION AND INSTALLATION OF BUS STOP FURNITURE**

(Acting Public Work Director Lucho Rodriguez)

Recommendation: Staff recommends that the City Council:
1. Reject all bids received for the Bus Stop Shelter Furniture Installation project; and
2. Authorize Staff to re-advertise the project for competitive bids.

Attachments: [1. Bid Summary Sheet](#)
[2. Map of Location for New Bus Shelters.pdf](#)

g) [REPORT](#)
[19-0600](#)

RECOMMENDATION TO REJECT CLAIMS
(Human Resources Manager Vanessa Godinez)

Recommendation: Staff recommends that the City Council reject the following claims and refer them to the City's Liability Claims Administrator.

Claimant: Haueter, Christopher (Allstate Insurance Company)

Date of Loss: March 7, 2019

Date Filed Initial Claim: June 4, 2019

Date Filed Revised Claim: June 24, 2019

Allegation: Claimant alleges he was driving behind a delivery box truck when the truck knocked over a utility line cable hanging low from a telephone pole causing the cable to fall and damage his vehicle.

Claimant: Stafford, Barbara

Date of Loss: December 23, 2018

Date Filed: June 10, 2019

Allegation: Claimant alleges the WAVE Dial-A-Ride, City of Redondo Beach, City of Hermosa Beach, and Parking Concepts Inc., violated the Health and Safety Code Section 19955, Civil Code Sections 51, 51.5, 52a, 54, 54.1, 54.3, and Title II of the Americans with Disabilities Act. Claimant indicates she is a partially paralyzed and confined to a wheelchair. On December 23, 2018, she was a passenger in a WAVE Dial-A-Ride vehicle when she sustained serious injuries as a result of the vehicle operator prematurely retracting the lift that caused her to fall over and sustain serious injuries.

Attachments: [1. Haueter, Christopher Allstate Insurance Company claim](#)
[2. Stafford, Barbara claim](#)

3. CONSENT ORDINANCES

- a) [REPORT](#) **ADOPTION OF ORDINANCE NO. 19-1394 AMENDING TITLE 10**
[19-0592](#) **(VEHICLES AND TRAFFIC) OF THE HERMOSA BEACH MUNICIPAL**
CODE TO EXTEND THE TEMPORARY PROHIBITION ON SHARED
MOBILITY DEVICES FROM BEING: OFFERED FOR USE
ANYWHERE IN THE CITY; PLACED IN ANY PUBLIC RIGHT-OF-WAY
OR PUBLIC PROPERTY; OR OPERATED ON ANY PUBLIC
PROPERTY OR RIGHT-OF-WAY IN THE CITY
(City Clerk Elaine Doerfling)

Recommendation: The City Clerk recommends that the City Council adopt by title only, Ordinance No. 19-1394 Amending Title 10 (Vehicles and Traffic) of the Hermosa Beach Municipal Code to extend the temporary prohibition on shared mobility devices from being: offered for use anywhere in the City; placed in any public right-of-way or public property; or operated on any public property or right-of-way in the City.

Attachments: [Ordinance 19-1394](#)

4. ITEMS REMOVED FROM THE CONSENT CALENDAR FOR SEPARATE DISCUSSION

* Public comments on items removed from the Consent Calendar.

5. PUBLIC HEARINGS - TO COMMENCE AT 7:30 P.M.

- a) [REPORT](#) **CERTIFICATE OF APPROPRIATENESS TO ALLOW A TENANT**
[19-0579](#)

**IMPROVEMENT WITHIN SUITE 101 ON THE FIRST FLOOR OF THE
BIJOU BUILDING LOCATED AT 1221 HERMOSA AVENUE AND
DETERMINE THE REQUEST IS EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA
GUIDELINE SECTION 15331 (HISTORICAL RESOURCE
RESTORATION/REHABILITATION)**

(Community Development Director Ken Robertson)

Recommendation: Staff recommends that the City Council continue the public hearing to the September 24, 2019 City Council meeting while City staff and the historic consultant finalize the Historic Resource Report for the Bijou building theatre space located at 1221 Hermosa Avenue, Suite 101.

b) **REPORT**
19-0510

**CONSIDERATION OF A MUNICIPAL CODE AMENDMENT TO
ESTABLISH A TWO-YEAR PILOT PROGRAM TO ALLOW AND
REGULATE SHORT-TERM VACATION RENTALS IN EXISTING
NONCONFORMING RESIDENTIAL UNITS THAT ARE
LOCATED WITHIN COMMERCIAL ZONES**

(Community Development Director Ken Robertson)

Recommendation: Staff recommends that the City Council:

1. Introduce the attached ordinance to amend various sections of Title 17 of the Hermosa Beach Municipal Code, thereby establishing a two-year pilot program to allow and regulate short-term vacation rentals in existing non-conforming residential units that are located within commercial zones; and
2. Approve the amendment to the master fee resolution to establish permit fees for short-term vacation rentals.

Attachments:

- [1. Draft Ordinance](#)
- [2. Amendment to Master Fee Resolution](#)
- [3. City Council Minute excerpts, dated March 28, 2017](#)
- [4. Letter from Coastal Commission, dated December 6, 2016](#)
- [5. Map of known commercially zoned non-conforming residential properties](#)
- [6. \(23\) Written Correspondence from 08-17-19 to 09-03-19.pdf](#)

c) **REPORT**
19-0578

**ZONE CHANGE 18-1- A REQUEST TO REZONE PROPERTY
LOCATED AT 820 9TH STREET FROM GENERAL COMMERCIAL
(C-3) TO SINGLE-FAMILY RESIDENTIAL (R-1) AND DETERMINE
THAT THE REQUEST IS WITHIN THE SCOPE OF THE PROJECT
CONSIDERED IN THE PLAN HERMOSA ENVIRONMENTAL
IMPACT REPORT (EIR)**

(Community Development Director Ken Robertson)

Recommendation: Staff recommends that the City Council:

1. Introduce the attached ordinance to approve Zone Change 18-1, thereby rezoning the subject site from C-3 to R-1; and
2. Determine that the request is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR).

- Attachments:**
- [1. Draft Ordinance.pdf](#)
 - [2. General Plan Map.pdf](#)
 - [3. Existing Zoning Map.pdf](#)
 - [4. Proposed Zoning Map.pdf](#)
 - [5. Planning Commission Resolution 19-12.pdf](#)
 - [6. Planning Commission Staff Report, dated 7-16-2019.pdf](#)

d) [REPORT](#)
[19-0418](#)

**ADOPTION AND IMPLEMENTATION OF AN ORGANIC
WASTE RECYCLING PROGRAM FOR HERMOSA BEACH
BUSINESSES AND RESIDENTS**

(Acting Public Works Director Lucho Rodriguez)

- Recommendation:** Staff recommends that the City Council:
- 1. Adopt a resolution approving an organic waste recycling program to comply with State mandates and authorizing the collection of additional fees related to commercial and residential organic waste recycling services; and
 - 2. Direct staff to coordinate with Athens Services on the implementation of the organic waste recycling and to conduct education and outreach to Hermosa Beach businesses and residents on the new program.

- Attachments:**
- [1 Resolution 19- Establishing an Organics Waste Recycling Program and Authorizing the Collection of Additional Fees.docx](#)
 - [2. Prop 218 Public Notice](#)

6. MUNICIPAL MATTERS

a) [REPORT](#)
[19-0581](#)

**RECOMMENDATION TO APPROVE THE AMENDMENT TO
THE CONTRACT FOR CONSTRUCTION AGREEMENT
FOR 8TH STREET REPAVING**

(Acting Public Works Director Lucho Rodriguez)

- Recommendation:** Staff recommends that the City Council:
- 1. Approve the first Amendment to the existing construction agreement with Gentry General Engineering, Inc., to repave 8th street, increasing the agreement by \$199,512.18 to a new not to exceed amount of \$913,512.18;
 - 2. Authorize the transfer of \$100,000 in Gas Tax Funds from CIP 186, Street Improvements Various Locations to CIP 173, 8th Street Improvements for paving of 8th Street; and
 - 3. Authorize the Mayor to execute and the City Clerk to attest the attached amendment, subject to approval by the City Attorney.

- Attachments:**
- [1. Gentry General Engineering Inc. Paving Proposal](#)
 - [2. Draft First Amendment](#)
 - [3. Construction Agreement with Gentry General Engineering Inc.](#)

7. MISCELLANEOUS ITEMS AND MEETING ATTENDANCE REPORTS - CITY COUNCIL

a) [REPORT](#)
[19-0596](#)

**VACANCIES - BOARDS AND COMMISSIONS -
EXPIRATION OF TERMS**

CIVIL SERVICE BOARD APPOINTMENTS

(City Clerk Elaine Doerfling)

Recommendation: The City Clerk recommends that the City Council appoint two of the three Civil Service Board applicants to four-year terms ending July 15, 2023.

Attachments: [2019 Civil Service Board Applicants](#)

b) [REPORT](#)
[19-0586](#)

**CONSIDERATION OF MEMBERSHIP WITH
INDEPENDENT CITIES ASSOCIATION**

(City Manager Suja Lowenthal)

Recommendation: Staff recommends that the City Council consider and provide direction on membership with Independent Cities Association (ICA).

Attachments: [1. Link to 09-13-16 City Council Meeting discussion \(item 7b\)](#)
[2. Link to 06-11-19 City Council Meeting discussion \(item 7a\)](#)
[3. Link to 07-23-19 City Council Meeting discussion \(item 7b\)](#)

c) **19-0585** **UPDATES FROM CITY COUNCIL AD HOC SUBCOMMITTEES
AND STANDING COMMITTEE DELEGATES/ALTERNATES**

8. OTHER MATTERS - CITY COUNCIL

Requests from Councilmembers for possible future agenda items. No discussion or debate of these requests shall be undertaken; the sole action is whether to schedule the item for consideration on a future agenda. No public comment will be taken. Councilmembers should consider the city's work plan when considering new items.

a) [19-0599](#) **TENTATIVE FUTURE AGENDA ITEMS**

Recommendation: Staff recommends that the City Council receive and file the tentative future agenda items.

Attachments: [Tentative Future Agenda.pdf](#)

ADJOURNMENT

FUTURE MEETINGS AND CITY HOLIDAYS**CITY COUNCIL MEETINGS:**

September 24, 2019 - Tuesday - 6:00 PM - Closed Session,
7:00 PM - City Council Meeting
October 2, 2019 - Wednesday - Adjourned Regular Meeting:
6:00 PM - Study Session
October 8, 2019 - Tuesday - No Meeting (Re-scheduled to Oct. 10)
October 10, 2019 - Thursday - Adjourned Regular Meeting:
6:00 PM - Closed Session and 7:00 PM - City Council Meeting
October 22, 2019 - Tuesday - 6:00 PM - Closed Session,
7:00 PM - City Council Meeting
November 6, 2019 - Wednesday - Adjourned Regular Meeting:
6:00 PM - Study Session
November 12, 2019 - Tuesday - 6:00 PM - Closed Session,
7:00 PM - City Council Meeting
November 18, 2019 - Monday - Adjourned Regular Meeting:
6:00 PM - Closed Session and 7:00 PM - City Council Meeting
November 21, 2019 - Thursday - Adjourned Regular Meeting:
6:00 PM - Mayor Rotation
November 26, 2019 - Tuesday - No Meeting (Re-scheduled to Nov. 18)
December 4, 2019 - Wednesday - Adjourned Regular Meeting:
6:00 PM - Study Session
December 10, 2019 - Tuesday - No Meeting (Re-scheduled to Dec. 12)
December 12, 2019 - Thursday - Adjourned Regular Meeting:
6:00 PM - Closed Session and 7:00 PM - City Council Meeting
December 24, 2019 - Tuesday - No Meeting (Dark)

BOARDS, COMMISSIONS AND COMMITTEE MEETINGS:

September 17, 2019 - Tuesday - 7:00 PM - Planning Commission Meeting
September 18, 2019 - Wednesday - 7:00 PM - Public Works Commission Meeting
October 1, 2019 - Tuesday - 7:00 PM - Parks and Recreation Advisory Commission Meeting
October 15, 2019 - Tuesday - 7:00 PM - Planning Commission Meeting
November 5, 2019 - Tuesday - 7:00 PM - Parks and Recreation Advisory Commission Meeting
November 19, 2019 - Tuesday - 7:00 PM - Planning Commission Meeting
November 20, 2019 - Wednesday - 7:00 PM - Public Works Commission Meeting
December 3, 2019 - Tuesday - 7:00 PM - Parks and Recreation Advisory Commission Meeting
December 9, 2019 - Tuesday - 7:00 PM - Planning Commission Meeting

CITY OFFICES CLOSED FRIDAY-SUNDAY AND ON THE FOLLOWING DAYS:

November 11, 2019 - Monday - Veteran's Day
November 28, 2019 - Thursday, Thanksgiving Day
December 25, 2019 - Wednesday - Christmas Day
January 1, 2020 - Wednesday - New Year's Day (2020)



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

19-0597

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

UPDATE ON CITY RECRUITMENTS AND NEW HIRES



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

19-0598

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

WRITTEN COMMUNICATION

Recommended Action:

Staff recommends that the City Council receive and file the written communication.

Attachments:

1. Letter from Matt McCool dated August 5, 2019
2. Email from Tony Higgins dated August 29, 2019
3. Email from Tony Higgins dated September 2, 2019

Matt McCool

mccool.matt@gmail.com

(310) 486-9696

August 5, 2019

VIA ELECTRONIC MAIL

Honorable Stacey Armarto
Mayor, City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254-3885

RE: **Formal complaint against the City of Hermosa Beach for police misconduct and conspiracy**

Dear Mayor Armato:

I am submitting a formal complaint against the City of Hermosa Beach for police misconduct and conspiracy in violating my rights as declared in Article I, Section 28 of the Constitution of California.

During my 2017 campaign for City Council, LT. Landon Phillips knowingly made false, incomplete and misleading statements in a October 18, 2017 Easy Reader article, which effectively ended my run for City Council, and seriously damaging my reputation in our community. His statement "*there was nothing wrong with the department's work in the case*" was a lie to cover up police misconduct.

Even with the refinements to the Public Records Request process from the Chris Miller "Standing Room" incident, I still have no records for nearly an eight-month period from March 16, 2014 to November 10, 2014, and neither the Police Department nor City Prosecutor's Office will discuss the details of my case. Court documents list SGT. Ramirez, OFC. McDermott and DET. Smith as witnesses, and I have not been provided the investigation report from DET. Smith.

The fact the City will not provide nor discuss the records of investigation from DET. Smith only further substantiates my allegation of police misconduct by the Hermosa Beach Police Department. If there "*was nothing wrong with the department's work in the case,*" then there should not be an issue of releasing the case file, and/or discussing the details of the case.

This is a stalking case, not a mutual combat case, and as in most stalking cases the victim is unaware of the stalking until it is too late. On March 15, 2014 at 6:15pm on a patio at Pier Plaza, Thomas "TJ" Powers stalked, ambushed and violent attack me in a premeditated orchestrated assault involving multiple people. This attack came without warning or provocation and began with a cowardly and dangerous sucker punch while I was seated, which was followed by a kill shot while I was down and defenseless. As a result of this attack I sustained permanent spinal injuries, and still endure chronic cervical and thoracic pain. Here is the video of Powers "in fear of his life, and acting in self-defense:" https://youtu.be/quHMaIMv_n0

Based on the evidence and circumstances of this case, the perpetrator's father Thomas F. Powers formerly of SFPD, contact Police Chief Papa regarding his son's felony PC 245(a)(4), and then she conspired with other police officers to report the felonious attack as a mutual combat fight, and then bury the case from prosecution. The motive for this conspiracy was to prevent revocation of Thomas "TJ" Powers' Real Estate License.

Over seven months after the attack, Councilman Fangary requested before City Council the Police Chief address this case along with three other cases. It was only then, the newly contracted Redondo Beach City Prosecutor's Office filed my case. However I was excluded from any investigation from the detectives and prosecutors. Additionally material video evidence was suppressed, and there was an arrangement for a summons in lieu of an arrest warrant for Powers. Also I was purposefully misled as to the original criminal charges, and the subsequent plea bargain. Finally and most importantly, I was denied my right to giving a victim impact statement at sentencing. Clearly Powers received preferential treatment as a cop's son.

There is overwhelming evidence to support my allegations, and justify an independent serious internal investigation in accordance with the OIR Group report, which followed the Chris Miller settlement. I am looking forward to the finding of the truth, clearing my name and reputation of all the malicious false allegations, and seeing justice done. I believe justice should be harsh, especially for those who denied it to others.

Fiat justitia,



Matt McCool

cc: Hermosa Beach City Council (via email)
Suja Lowenthal, Hermosa Beach City Manager (via email)
Michael Jenkins, Hermosa Beach City Attorney (via email)
Milton McKinnon, Hermosa Beach Acting Chief of Police (via email)
Hermosa Beach City Clerk (via email)

From: tony higgins <tony.higgins123@gmail.com>

Date: August 29, 2019 at 11:45:57 AM PDT

To: Michael.Jenkins@bbklaw.com, citycouncil@hermosabch.org

Cc: Robert Smith <wrzdmith@aol.com>

Subject: Fwd: CEQA initial-study for 27th street arterial truck route

Dear Mr Jenkins,

On August 19, 2019 the Supreme Court of California reversed and remanded, finding that changes capable of causing indirect physical changes in the environment such as construction and changes in citywide traffic patterns, should trigger a CEQA review on the potential environmental impacts.

I do not believe Mr. Robertson's statements saying that the city has taken no discretionary action on 27th and therefore there was no need for either a CEQA initial study, a Negative Declaration, or an EIR relating to the consequent change of 27th into a defacto downtown truck route was correct or founded in law.

The action does not have to be on 27th to affect 27th. Changes to citywide truck patterns can affect 27 significantly given the limited east/west routes.

Significant Changes to traffic patterns for heavy trucks must considered especially when the cumulative effects of multiple projects concentrate an impact like what is happening on 27th.

Can you PLEASE explain how items 1-3 in the attached email below ARE NOT discretionary actions (or projects) by the city that directly led to a material & unintended changes in heavy truck traffic patterns citywide AND in significant environmental impacts on 27th; by both **causing** and **allowing** 27th to be used as an arterial truck route instead of a local collector road.

A significant portion of these trucks are using 27th as an defacto truck route downtown and it's reasonable to assume a significant portion of the cause is the cities discretionary actions listed in 1-3 below

1. The Pier Avenue renovations that have made pier Ave more customer friendly but very unfriendly to trucks causing them to look for easier routes to Hermosa Ave and Plaza businesses. These has discouraged truck drivers arriving from North or East of the city from using the most direct route to Hermosa Ave and Plaza businesses, the Pier Ave Truck Route.

2. Large Trucks arriving from the South of the City or via 190th are impeded by the pinch point berms on the Hermosa side of the Border on Herondo (aka 190th) that restrict turning radius. The AVP tourney site manager said these berms prevent his large trucks from using Herondo to Hermosa Ave to access the central business district unless the heavy trucks drive over the berm. The Plaza hotel contractor said the same thing and if asked to use Herondo he would request the remove the berms. And our own Acting Police Chief Captain McKinnon raised the same concern about the Herondo berms preventing large busses supporting the Fiesta from using Herondo. yet when these berms were installed in Hermosa Beach the city failed to do any analysis of the potential impact on large trucks and the routes they used

3. Since the city has had zero enforcement of the direct route laws on 27th the city has both ALLOWED this arterial truck route on 27th going downtown and SANCTIONED it through a total lack of enforcement of the direct route laws

I don't believe Mr Robertson is qualified to speak to these legal issues and as a resident of Hermosa Beach who has spent considerable time on this issue I believe I am entitled to a response from the city attorney that directly addresses this issue.

The 9/24/18 letter from the city attorney did not address CEQA nor did it permit 27th to be used as a downtown truck route since it is not the most direct route.

Our neighborhood is being destroyed.

Our safety is being disregarded.

Our health is being impacted by both the near roadway air pollution and the excessive noise

Noise and vibration thresholds are being ignored.

Property values on 27th are being decimated.

The heavy truck traffic has increased from 1-4 per hour in 2015-16 per Captain McKinnon emails to one every 3-5 minutes many days.

See additional detail below.

Anthony Higgins

Begin forwarded message:

From: tony higgins <tony.higgins123@gmail.com>

Date: August 27, 2019 at 1:28:49 PM PDT

To: citycouncil@hermosabch.org

Cc: Robert Smith <wrzdmith@aol.com>, dpedersen@hermosabch.org

Subject: CEQA initial-study for 27th street arterial truck route

Dear City Council,

Mr Robertson contends there were no discretionary actions taken by the city that would or should trigger a CEQA study

Please! Look at item 1-3 in the attached email again.

It's just below the pictures.

The discretionary action does not need to occur **ON** 27th to trigger a CEQA study on the impact to 27th.

That's plain in the CEQA laws generally and especially relating to unintended consequences.

And it's just common sense.

Can you PLEASE explain how items 1-3 in the email below ARE NOT discretionary actions by the city that directly led to a material & unintended changes in the environmental impacts of heavy trucks on 27th; thereby both causing and allowing 27 to be used as an arterial truck route instead of a local collector road.

Our neighborhood is being destroyed.

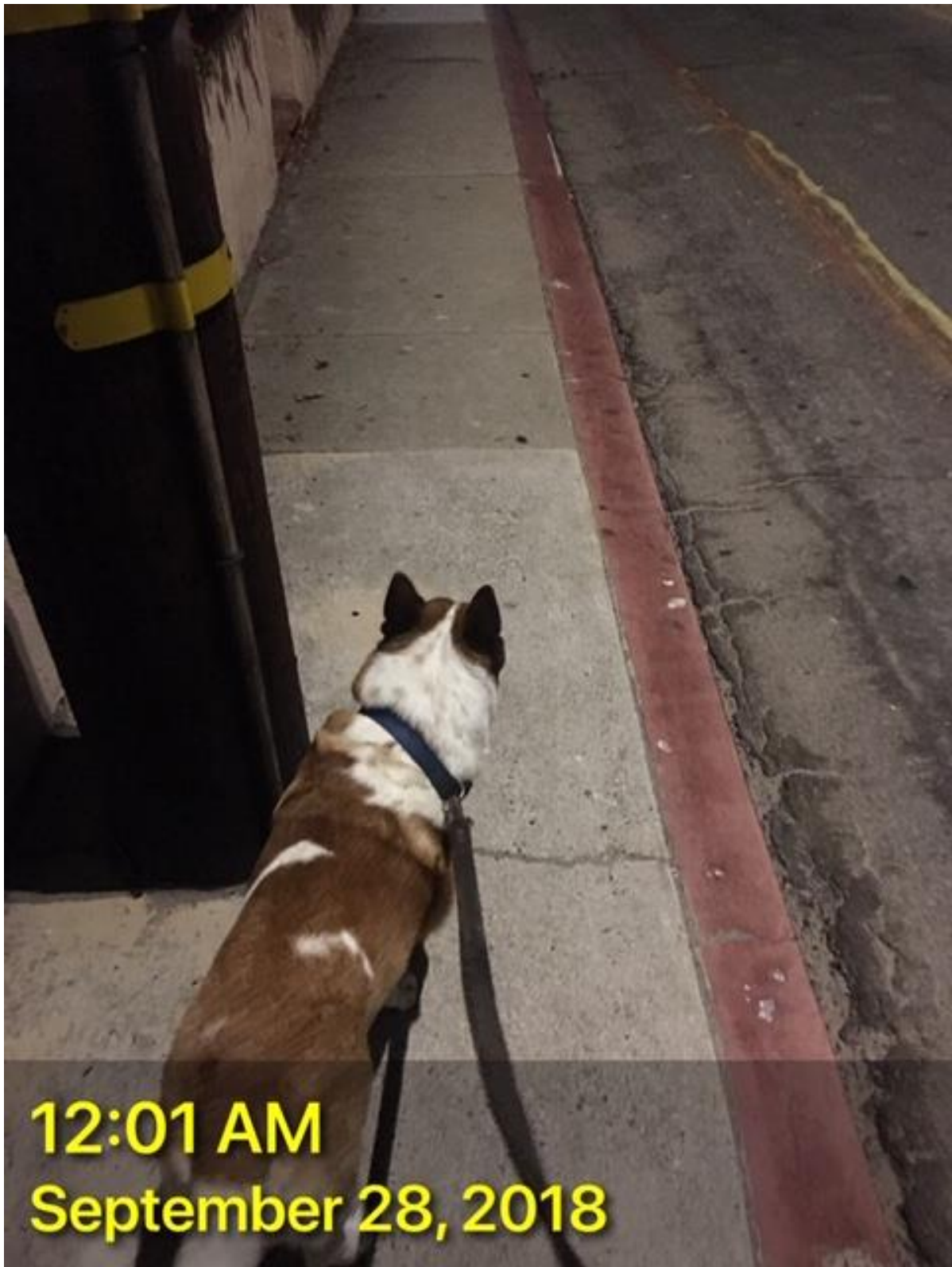
The noise levels are 4 times the recommended r2 zone and a serious safety hazard is being perpetrated. It's simply unlivable with trucks screaming up the westbound hill in first gear or slamming over the drainage divot every 3-5 minutes. And the North school project is going to bring an extra 3000 or so heavy trucks to this intersection over the next couple of years.

Houses are being sold at a in increased rate at rock bottom prices for NW Hermosa









12:01 AM
September 28, 2018

From: tony higgins [<mailto:tony.higgins123@gmail.com>]
Sent: Tuesday, August 27, 2019 2:45 AM
To: Bridges, Cody
Subject: Fwd: CEQA initial-study for 27th street arterial truck route

Our city knows it has created an arterial truck route on 27th street due to the unanticipated consequences including but not limited to the 3 factors listed below that were clearly under the cities control

1. The Pier Avenue renovations that have made pier Ave more customer friendly but very unfriendly to trucks causing them to look for easier routes to Hermosa Ave and Plaza businesses. These has discouraged truck drivers arriving from North or East of the city from using the most direct route to Hermosa Ave and Plaza businesses, the Pier Ave Truck Route.

2. Large Trucks arriving from the South of the City or via 190th are impeded by the pinch point berms on the Hermosa side of the Border on Herondo (aka 190th) that restrict turning radius. The AVP tourney site manager said these berms prevent his large trucks from using Herondo to Hermosa Ave to access the central business district unless the heavy trucks drive over the berm. The Plaza hotel contractor said the same thing and if asked to use Herondo he would request the remove the berms. And our own Acting Police Chief Captain McKinnon raised the same concern about the Herondo berms preventing large busses supporting the Fiesta from using Herondo. yet when these berms were installed in Hermosa Beach the city failed to do any analysis of the potential impact on large trucks and the routes they used

So from the North, East and the South the cities actions have had the unintended consequence of routing the ever increasing number (and size) of Heavy Trucks onto the remaining roadway, a local collector road on 27th intended only for truck traffic serving NW Hermosa.

Since there are no trucks arriving from the West these actions affect all trucks coming into the city.

3. Since the city has had zero enforcement of the direct route laws on 27th the city has both created this arterial truck route on 27th going downtown and sanctioned it through a total lack of enforcement of the direct route laws.

Yet Mr Robertson denies these discretionary actions have had any effect changing truck traffic patterns or causing 27 to be used in a manner it was not intended to be as an arterial truck route downtown instead of a local collector road that trucks may use to access Nw Hermosa locations.

This flies in the face of common sense.

[Anthony Higgins]

Begin forwarded message:

From: tony higgins <tony.higgins123@gmail.com>
Date: August 26, 2019 at 12:09:26 PM PDT
To: Ken Robertson <krobertson@hermosabch.org>
Subject: Re: CEQA initial-study for 27th street arterial truck route

Mr Robertson,

Your attached response REFUSING to consider a CEQA study on 27th leaves me no choice but to start with a freedom of information request for your job description and any ethics agreements you may have signed.

I will publicly present the obvious factual inaccuracies and misrepresentations in your attached email in due course.

Every resident on 27th who is here during the week knows 100's of trucks every week are using 27th illegally as a downtown truck route or route to a destination not in NW Hermosa. 27th is not the most direct route downtown. Pier Ave is the most direct route to the central business district by any reasonable measure or from nearly any entry point in the city.

Mr Robertson, do you really want to hitch your wagon to the argument that this is not true and that this is not decimating our quality of life on 27th and putting our safety at significant and increasing risk. ?

Do you want to pretend 27th is not an arterial truck route instead of a local collector road?

Once again do you really want to ignore the obvious safety, health and quality of life implications as you indicate in your attached denial?

If so this might be a lot easier than I thought.

You have no data to support your claim 27th is not being utilized as a downtown truck route and many residents have spoken to this growing problem.

You just sit in your ivory tower and pontificate your vision of what's best for the city without presenting any facts. That can't go unchallenged and that's the job of the city council and the planning commission.

I would be more than happy to provide you with a list of residents on 27th that share the belief that it's getting worse and is dangerous.

Generally now have heavy trucks running on 27th every 3-5 minutes all weekday long with a small break at noon.

One more point.

Ms Lowenthal in her denial that there was nothing inconsistent with the general plan happening on 27th street vis-a-vis heavy trucks failed to mention that the reason this was true.

There was no analysis in the general plan of the impact heavy truck growth on vulnerable roadways.

I guess if there is no analysis logically there can be no inconsistency.

Very clever but that's not leadership; it's denial.

Thank You,

Anthony Higgins



BEST BEST & KRIEGER
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(925) 977-3300

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(202) 785-0600

John M. Natalizio
213-555-5552
John.Natalizio@bbklaw.com

September 25, 2018

VIA U.S. MAIL & EMAIL: TONY.HIGGINS123@GMAIL.COM

Anthony Higgins
2705 Morningside Drive,
Hermosa Beach, CA 90254

Dear Mr. Higgins:

This letter is in response to your correspondence with the Hermosa Beach City Attorney and other City staff contending that vehicles exceeding three tons may not use a restricted street unless making a pickup or delivery on that specific street. This letter supplements the City's recent response to your Public Records Act request.

You contend that Vehicle Code § 35703 and Hermosa Beach Municipal Code ("HBMC") § 10.24.040 only permit vehicles exceeding three tons to travel on a restricted street if the delivery or pickup is on that specific street. You further contend that the "direct-route provision" of these Codes only applies to "unrestricted" streets.

With all due respect, we do not agree with your reading and interpretation of these Codes. Our reading of Vehicle Code § 35703 and HBMC § 10.24.040 is that vehicles exceeding three tons heading to and coming from a truck route may use restricted streets, when necessary, as a direct route to make deliveries and pick-ups on the restricted streets, and/or to deliver materials to be used in repairs, alterations, remodeling, or construction on the restricted streets.

A. Truck Routes in Hermosa Beach

Presently, the established truck routes in Hermosa Beach are: (1) Pacific Coast Highway; (2) Artesia Boulevard; (3) Pier Avenue; (4) Valley Drive south of Pier Avenue; and, (5) Aviation Boulevard. All other streets have been designated as "restricted" streets.

B. Authority to Prohibit Use of Streets

California Vehicle Code § 21101 provides authority for cities to regulate use of local highways based on safety considerations and the weight and size of vehicles. Additionally, Vehicle Code § 35701(a) expressly permits cities to prohibit, by ordinance, the use of a street by any vehicle exceeding a maximum weight limit. The City of Hermosa Beach exercised its truck routes and weight limit authority by ordinance in 1986 when it adopted HBMC § 10.24.020 (formerly Section 19-109), which provides the following:

BBK
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ATTORNEYS AT LAW

Anthony Higgins
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Those streets and parts of streets established by resolution of the city council are declared to be truck routes for the movement of vehicles exceeding a maximum gross weight of three tons.

C. Limitations on the City's Authority to Regulate Streets

Although the general rule is that cities may prohibit vehicle traffic based on vehicle weight, cities are not given blanket authority to prohibit any and all such traffic on every road. There are many exceptions, statutory and otherwise, to Vehicle Code § 35701. Germane to this letter is the exemption codified in Vehicle Code § 35703¹, which exempts vehicles over a certain weight limit coming to or from a truck route and having a destination or point of origin on a restricted street. Section 35703 provides:

No ordinance adopted pursuant to Section 35701 shall prohibit any commercial vehicles coming from an unrestricted street having ingress and egress by direct route to and from a restricted street when necessary for the purpose of making pickups or deliveries of goods, wares, and merchandise from or to any building or structure located on the restricted street or for the purpose of delivering materials to be used in the actual and bona fide repair, alteration, remodeling, or construction of any building or structure upon the restricted street for which a building permit has previously been obtained.

As provided in the plain language of the statute, a commercial vehicle exceeding the weight limit (in the City of Hermosa Beach it is three tons) may use restricted streets as a direct route when the vehicle is coming from or going to a truck route and is using the restricted streets for the purposes of making pickups or deliveries of goods on the restricted streets, and/or is delivering materials to be used in repairs, alterations, remodeling, or construction on the restricted streets.

This statute is interpreted broadly and, contrary to your interpretation, is not meant to limit commercial trucks to only use a restricted street if the delivery or pickup is on that specific restricted street. This is often impossible in Hermosa Beach and would result in most streets

¹ The City enacted its local exemption under HBMC § 10.24.040, which provides:

When any such truck route is established and designated by appropriate signs, the operator of any vehicle exceeding a maximum gross weight limit of three tons shall drive on such route and none other; except, that nothing in this section shall prohibit the operator of any vehicle exceeding a maximum gross weight of three tons coming from a truck route having ingress and egress by direct route to and from restricted streets when necessary for the purpose of making pickups or deliveries of goods, wares and merchandise from or to any building or structure located on such restricted streets or for the purpose of delivering materials to be used in the actual and bona fide repair, alteration, remodeling or construction of any building or structure upon such restricted streets for which a building permit has previously been obtained therefor.



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never receiving deliveries or pickups. In fact, the courts have held that the “obvious intendment” of this section “confers an exemption on commercial vehicles making pickups or deliveries of goods on or along the city's streets.” *Ratkovich v. City of San Bruno* (1966) 245 Cal.App.2d 870, 888. The courts have also opined that “[i]t is obvious that the purpose of [Vehicle Code] sections 35701—35704 considered together is to authorize municipalities to prescribe regulations for business and commercial vehicles on city streets . . . but at the same time to see to it that such vehicles, while subject to restriction, can be used for their proper functions where the vehicles are necessarily in such use.” *Id.* at 888.

It is understandable why the law expressly requires the City to exempt vehicles that meet the above requirements. Hermosa Beach does not have an extensive truck route network, particularly in the northwestern region of the City. There are no designated truck routes west of Pacific Coast Highway and north of Pier Avenue. As such, there is a significant area of land where commercial and residential addresses are not near a designated truck route but still need deliveries and pickups by vehicles over three tons.

D. The Legislative History Supports Commercial Vehicle Use of Restricted Streets

The conclusion reached in this letter has been the City’s position since the enactment of truck routes in 1986. The issue of access to Hermosa Beach by commercial vehicles has been historically recognized as a problem for residents and businesses not living near a truck route but needing deliveries and pickups.

On June 24, 1986, the City Council approved Resolution No. 86-4954, which first established truck routes in Hermosa Beach and provided significant access to commercial vehicles throughout the City, including designated truck routes on major thoroughfares, such as Hermosa Avenue, Manhattan Avenue, Valley Drive, and Ardmore Avenue.

On December 16, 1986, after receiving resident complaints, the City Council adopted Resolution 86-4999, which then significantly reduced truck routes in Hermosa Beach by eliminating truck routes on Valley Drive, Ardmore Avenue, Hermosa Avenue, Manhattan Avenue, and Second Street. The City Council relied on the reasoning in the staff report, which justified removing these streets as truck routes by citing to HBMC § 10.24.040 (then Article 5, Section 19-111) and explaining the exemption to mean that “the designation of ‘Truck Routes’ does not prohibit delivery personnel/vehicles from using ‘restricted’ streets for the purpose of making deliveries and returning only.” The staff report justified removing Hermosa Avenue and Manhattan Avenue as truck routes because “if a street is not formally designated to be a ‘Truck Route’ this will not prohibit delivery vehicles from making their specific deliveries on these non-designated streets.”

The staff report also recognized the historical use of 27th Street by vehicles over three tons to access local deliveries in northwestern Hermosa Beach. The staff report noted that the “pattern of streets in Hermosa Beach, coupled with the location of commercial streets, makes it impossible



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not to have some trucks drive on a residential street to exit the area.” The staff report further noted that “trucks making deliveries to northwest Hermosa Beach must access these commercial businesses via Hermosa Avenue and/or Manhattan Avenue. Delivery trucks either: a) use streets of residential character (typically 27th St., 31 St., or Longfellow Ave.; b) exit via Manhattan Avenue, or c) make a u-turn on Hermosa Ave. or Manhattan Ave.”

The use of restricted streets by vehicles over three tons, particularly on 27th Street, is not new to the City and has been commonplace since at least 1986. The City has recognized that it is impossible for vehicles over three tons to not use residential streets. Additionally, the 1986 staff report specifically mentions that 27th Street has been a typical route that delivery vehicles take to make deliveries and pickups on the restricted streets in the northwestern part of the City. It provided “[d]elivery trucks . . . use streets of residential character (typically 27th St., 31 St., or Longfellow Ave.” As such, the present and continued use of 27th Street is consistent with longstanding policy and practice.

E. Current Efforts to Improve 27th Street

There are current plans in place to repair the trench near 346 27th Street, which is scheduled for October 3, 2018. This should help eliminate noise and vibration complaints from vehicles driving over this location. There are also future plans for a full paving of 27th Street by the end of the 2019-2020 fiscal year.

F. Conclusion

We hope that this explanation has answered your inquiries regarding this subject matter.

Sincerely,

A handwritten signature in blue ink that reads "John M. Natalizio". The signature is fluid and cursive, with the first name "John" and last name "Natalizio" clearly visible.

John M. Natalizio
Assistant City Attorney
City of Hermosa Beach

From: tony higgins <tony.higgins123@gmail.com>

Sent: Monday, September 2, 2019 8:05 PM

To: David Pedersen <dpedersen@hermosabch.org>

Cc: Suja Lowenthal <suja@hermosabch.org>; Mayor Stacey Armato <sarmato@hermosabch.org>; Ken Robertson <krobertson@hermosabch.org>; David Pedersen <dpedersen@hermosabch.org>; gary@mammet.net; Ann Yang <anny@hermosabch.org>

Subject: Fwd: Trash litter & unsightly stadium

Dear City Council

I sure hope someone is asking our Director of Community Development questions like the one bolded and italicized below.

The answers are difficult but if there are not meaningful answers forthcoming from city officials it speaks volumes to our cities planning process and oversight mechanisms.

Assumption :

There is probably room to double or triple the floorspace in the central business district if existing businesses are expanded fully, compliant with existing code.

Question 1:

>

> ***Does anyone on the council or the planning commission understand what the total capacity of commercial floor space in the central business is compared to the existing floor space?***

>

> ***What is the percentage of existing to potential floor space?***

>

Question 2

How many more customers and trucks, noise, cars and trash would growth to full capacity add?

What are the numbers?

Question 3

>

> ***How many more special events and city promotional events like teen challenge or the fiesta will the city have to add to provide the customer base?***

How many customers of what economic demographic would be needed to support this expansion?

How much more traffic, trash, noise and pollution.

Question 4:

What changes to our road infrastructure can mitigate and spread the impact of the additional traffic, noise and pollution and what are the current plans to address this?

Identify the impacts. The general plan does not speak to the impacts of heavy trucks at all.

Put a number on it and speak specifically and forthrightly with the residents about the sacrifices certain vulnerable neighborhoods will have to make and the changes to the city plan that would be required to mitigate impacts.

Don't tell me you don't have the skill set to make reasonable planning estimates.

***Thank you
Anthony Higgins***

From: tony higgins <tony.higgins123@gmail.com>

Sent: Monday, August 26, 2019 8:42 AM

To: City Council <citycouncil@hermosabch.org>

Cc: Suja Lowenthal <suja@hermosabch.org>; Ken Robertson <krobertson@hermosabch.org>; David Pedersen <dpedersen@hermosabch.org>; Robert Smith <wrzdmith@aol.com>; gary@mammet.net; walterbooty@outlook.com; Ann Yang <anny@hermosabch.org>

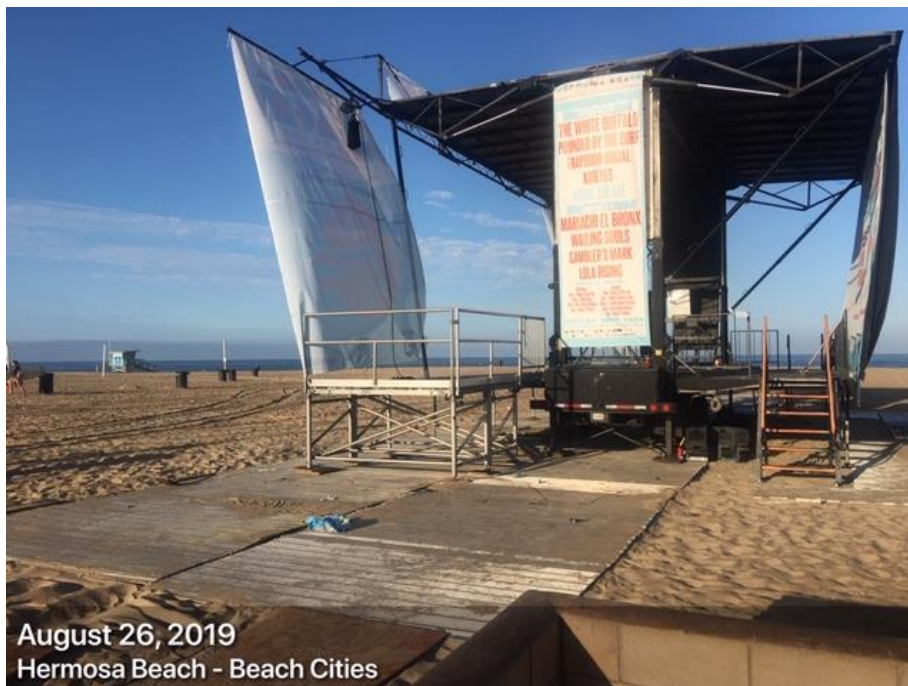
Subject: Re: Trash litter & unsightly stadium

> Dear Council and Mayor Armato

>

> The parking lot and street behind the plaza are totally trashed out this morning

>



> Residents who have retired in HB and try to enjoy a morning walk on the plaza increasingly face the consequences of the commercialization of our downtown beaches.

>

> This week it's trash, litter everywhere in the parking lots and a very unsightly stadiums and trash on our beaches.

>

> The simple fact is that today's businesses often have to take a grow, grow grow strategy to survive.

>

> At some point that continual growth extracts quality of life from our vulnerable neighborhoods.

>

> There is probably room to double or triple the floorspace in the central business district if existing businesses are expanded fully, compliant with existing code.

>

> Does anyone on the council or the planning commission understand what the total capacity of commercial floor space in the central business is compared to the existing floor space?

>

> What is the percentage?

>

> How many more customers and trucks, noise, cars and trash would growth to full capacity add?

>

> How many more special events and city promotional events like teen challenge or the fiesta will the city have to add to provide the customer base?

>

> That's the road you are leading us down.

>

> If city staff is not giving the council these numbers and they don't have models to project these impacts you really can't say you are doing any real planning.

If the council and planning commission aren't asking for these numbers how can it be said they are providing effective oversight?

>

> How about some hard facts on the IMPACTS of the downtown business districts need to continually grow?

>

> Where is this analysis?

>

> For instance, there wasn't a word in the general plan about the impact that continual growth will have on the number and size of heavy trucks on vulnerable roadways and on vulnerable collector-road neighborhoods

>

> How about some objective planning?

>

> How can you really represent resident interests without an informed public discussion of these impacts based on the best modeling tools available.

>

> Where are the models? Where are the numbers? Where is the public discussion?

>

> How about telling both sides of the growth imperative? Our downtown businesses and certain

members of the council and city staff are ramming this down our throats.

>

> We hear about all the benefits from our city officials and never substantive discussion of the costs and impacts backed up by the best available planning estimates.

>

> Your strategy is to wait for something to break and fix it if you can.

>

> That's not planning.

>

> Then there is the constant first-response of our city manager to criticism.

>

> Take the city managers initial response to the criticism of the teen challenge in the local papers.

>

> Denial.

>

> Denial that the city was responsible for any problems.

>

> You can't really be listening if your starting point is denial.

>

> This is no way to run a city.

>

> The city and city government has gotten fat and sloppy in part because there is so much easy money by commercialization of public resources.

>

> It's time for a change in leadership.

>

> Thank You,

> Anthony Higgins



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

REPORT 19-0584

Honorable Mayor and Members of the Hermosa Beach City Council Regular Meeting of September 10, 2019

CITY COUNCIL MEETING MINUTES (Interim Deputy City Clerk Carol Cowley)

Recommended Action:

Staff recommends that the City Council approve the following minutes:

1. Special meeting of August 27, 2019
2. Regular meeting of August 27, 2019

Attachments:

The two sets of minutes listed above

Submitted by: Carol Cowley, Interim Deputy City Clerk

Concur: Elaine Doerfling, City Clerk

Noted: Suja Lowenthal, City Manager

City of Hermosa Beach

*City Hall
1315 Valley Drive
Hermosa Beach, CA 90254*



Special Meeting Minutes

Tuesday, August 27, 2019

5:00 PM

City Council

*Mayor
Stacey Armato*

*Mayor Pro Tem
Mary Campbell*

*Councilmembers
Hany S. Fangary
Justin Massey
Jeff Duclos*

*City Clerk
Elaine Doerfling*

*City Treasurer
Karen Nowicki*

*City Attorney
Mike Jenkins*

5:00 P.M. – Planning Commission Interviews

CALL TO ORDER IN COUNCIL CHAMBERS

The meeting was called to order at 5:00 pm.

ROLL CALL

Present: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

PUBLIC COMMENT

Anthony Higgins addressed the City Council

RECESS TO THE FIRST FLOOR CONFERENCE ROOM FOR INTERVIEWS

The City Council interviewed the following candidates for the two vacancies on the Planning Commission:

James (Jim) Fasola
Alan M. Gittelson
Peter R. Hoffman
Mark Koenigsknecht
Rob Saemann

ADJOURNMENT

There being no further business to come before the City Council the meeting was adjourned.

Elaine Doerfling, City Clerk

City of Hermosa Beach

*City Hall
1315 Valley Drive
Hermosa Beach, CA 90254*



**Regular Meeting Agenda
Tuesday, August 27, 2019
6:00 PM**

**Closed Session - 6:00 PM
Regular Meeting - 7:00 PM**

Council Chambers

City Council

*Mayor
Stacey Armato*

*Mayor Pro Tem
Mary Campbell*

*Councilmembers
Hany S. Fangary
Justin Massey
Jeff Duclos*

6:00 P.M. - CLOSED SESSION

CALL TO ORDER IN COUNCIL CHAMBERS

The meeting was called to order at 6:08 pm.

ROLL CALL

Present: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

PUBLIC COMMENT

Anthony Higgins addressed the City Council

RECESS TO CLOSED SESSION IN SECOND FLOOR CONFERENCE ROOM at 6:12 pm.

1. **MINUTES:** Approval of minutes of Closed Sessions held on July 23, 2019 and August 15, 2019.

2. **CONFERENCE WITH LEGAL COUNSEL: Initiation of Litigation**

Government Code Section 54956.9(d)(4)

The City finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the City in the litigation.

Number of Potential Cases: 1

3. **CONFERENCE WITH LEGAL COUNSEL: Workers Comp Litigation**

Existing Litigation - Government Code Section 54956.9(d)(1)

The City finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the City in the litigation.

Name of Case: Pamela Sargent v. City of Hermosa Beach
WCAB Number: ADJ11290398

4. **CONFERENCE WITH LABOR NEGOTIATOR**

Government Code Section 54957.6

City Negotiator: City Manager

Employee

Organizations: Hermosa Beach Police Officers' Association
Police Management Bargaining Group
Professional and Administrative Employee Group
Hermosa Beach Management Association
Unrepresented Employees

ADJOURNMENT OF CLOSED SESSION at 7:20 pm.

7:00 P.M. - REGULAR AGENDA

CALL TO ORDER

The meeting was called to order at 7:23 pm.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Annie Seawright

ROLL CALL

Present: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

CLOSED SESSION REPORT

Deputy City Attorney Patrick Donegan reported on the Closed Session meetings of August 15, 2019; and August 27, 2019 announcing the City Council took public comments and there was no reportable action taken at either meeting.

ANNOUNCEMENTS

Mayor Pro Tem Campbell announced she attended a Beach Cities Health District Special Session on Thursday August 15, 2019 at 8:30 am regarding vaping.

Mayor Armato discussed the Hermosa Summer Series that took place the past two weeks. She pointed out the new artwork in the Council Chambers, naming the artists and the story behind their inspiration. Mayor Armato announced Fiesta Hermosa returns August 31st through September 1th; and the 5th Annual Glow Ride for Cystic Fibrosis on September 7th beginning at 7:15 pm. Mayor Armato addressed the recent mass shootings that have occurred and advised that she joined mayors from across the country in signing a letter to the U.S. Senate leadership from the U.S. Conference of Mayors demanding action be taken on two bipartisan gun safety bills that have been stalled in the Senate.

APPROVAL OF AGENDA

Moved by Councilmember Duclos, and second by Mayor Pro Tem Campbell, to approve the agenda as presented.

AYES: Campbell, Duclos, Fangary, Massey, Mayor Armato

PROCLAMATIONS / PRESENTATIONS

a) RECOGNIZING COMMUNITY SERVICES OFFICER CHRIS AVILES FOR HIS LIFE SAVING ACTIONS

The Mayor and City Council recognized Community Services Officer Chris Aviles for saving the life of a Hermosa Beach resident.

b) RECOGNIZING SURFERS WALK OF FAME EVENT VOLUNTEERS AND CONTRIBUTORS

The Mayor and City Council recognized the volunteers and contributors to the Surfers Walk of Fame event recently held.

c) TEEN CHOICE AWARDS EVENT RECAP FROM COMMUNITY RESOURCES DEPARTMENT, HERMOSA BEACH POLICE DEPARTMENT AND LOS ANGELES COUNTY FIRE DEPARTMENT

Acting Police Chief McKinnon and Fire Chief Hale reported on the Teen Choice Awards event that recently took place.

d) LOS ANGELES COUNTY FIRE DEPARTMENT AND MCCORMICK AMBULANCE QUARTERLY UPDATE

Recommendation: Staff recommends that the City Council receive and file the Los Angeles County Fire Department and McCormick Ambulance services second quarter update review for the period of April 1, 2019-June 30, 2019.

Moved by Councilmember Massey, and second by Mayor Pro Tem Campbell, to receive and file the report.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

MISCELLANEOUS ITEMS AND REPORTS - CITY MANAGER

a) UPDATE ON THE NOVEMBER 5, 2019 GENERAL MUNICIPAL ELECTION AND CANCELLATION OF THE AUGUST 22, 2019 CITY COUNCIL SPECIAL MEETING

City Clerk Elaine Doerfling provided the City Council with an update on the November 5, 2019 election.

b) UPDATE ON THE NORTH SCHOOL NEIGHBORHOOD TRAFFIC MANAGEMENT PLAN

c) NOTICE OF LOS ANGELES COUNTY SANITATION PUBLIC WORKS PROJECT AFFECTING VISTA DEL MAR

d) UPDATE ON PUBLIC HEARING FOR A MUNICIPAL CODE AMENDMENT TO ESTABLISH A TWO-YEAR PILOT PROGRAM TO ALLOW AND REGULATE SHORT-TERM VACATION RENTALS IN EXISTING NONCONFORMING RESIDENTIAL UNITS THAT ARE LOCATED WITHIN COMMERCIAL ZONES

City Manager Lowenthal presented a status report on the North School Neighborhood Traffic Management Plan; the Los Angeles County Sanitation District's public works project affecting Vista Del Mar; and the continued public hearing for the municipal code amendment to establish a two-year pilot program to allow and regulate short-term vacation rentals in existing non-conforming residential units located in the commercial zones.

PUBLIC PARTICIPATION:

The following individuals addressed the City Council:

Anthony Higgins
Greg Tylka
David Grethen
Sarah Harper
Bob Christiansen
Carolyn Petty
Trent Larson

Chris Cagle
Dean Thomas
Rebecca Jarus
Barbara Ellman
Scott Hayes
Craig Cadwallader

1. ORAL AND WRITTEN COMMUNICATIONS:

a) WRITTEN COMMUNICATION

Recommendation: Staff recommends that the City Council receive and file the written communication.

Moved by Mayor Pro Tem Campbell, and second by Councilmember Duclos, to receive and file the written communications.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

2. CONSENT CALENDAR:

Moved by Mayor Pro Tem Campbell, and second by Councilmember Massey, to approve the Consent Calendar, excluding Item 2E which was pulled for discussion.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

a) CITY COUNCIL MEETING MINUTES
(Interim Deputy City Clerk Carol Cowley)

Recommendation: Staff recommends that the City Council approve the following minutes:

1. Adjourned Regular meeting of July 18, 2019
2. Regular meeting of July 23, 2019

b) CHECK REGISTERS
(Finance Director Viki Copeland)

Recommendation: Staff recommends that the City Council ratify the following check registers.

**c) REPORT MEMORANDUM REGARDING
REVENUE AND EXPENDITURE REPORTS
CIP REPORT BY PROJECT
CITY TREASURER'S AND CASH BALANCE REPORT FOR JULY 2019**
(Finance Director Viki Copeland)

Recommendation: Staff recommends that the City Council receive and file the memorandum regarding financial reports.

d) PUBLIC WORKS PROJECT STATUS REPORT AS OF AUGUST 12, 2019
(Acting Public Works Director Lucho Rodriguez)

Recommendation: Staff recommends that the City Council receive and file the Public Works Project Status Report as of August 12, 2019.

Item 2(e) was pulled from the Consent Calendar and discussed under Item 4 Items Pulled from Consent

f) PLANNING COMMISSION TENTATIVE FUTURE AGENDA ITEMS
(Community Development Director Ken Robertson)

Recommendation: Staff recommends that the City Council receive and file the September 17, 2019 Planning Commission tentative future agenda items.

g) ACTION MINUTES OF THE PARKS, RECREATION AND COMMUNITY RESOURCES ADVISORY COMMISSION MEETING OF JULY 2, 2019

Recommendation: Staff recommends that the City Council receive and file the action minutes of the Parks, Recreation and Community Resources Advisory Commission meeting of July 2, 2019.

h) SOUTH BAY WORKFORCE INVESTMENT BOARD QUARTERLY SUMMARY

Recommendation: Staff recommends that the City Council receive and file the Quarterly Summary from the South Bay Workforce Investment Board (SBWIB).

i) AWARD OF CONTRACT WITH TUMBLEWEED TRANSPORTATION FOR THE DAILY BUS TRANSPORTATION FOR THE STAR EDUCATION KINDERGARTEN PROGRAM
(Community Resources Manager Kelly Orta)

Recommendation: Staff recommends that the City Council:

1. Award a two-year contract with an option to extend one additional year with Tumbleweed Transportation for daily bus transportation for the STAR Education Kindergarten program, commencing with the 2019-2020 school year, in the amount of \$36,000;
2. Appropriate an additional \$4,500 in Proposition A Transportation Funds to the Community Resources Star Education Program Shuttle Account; and
3. Authorize the Mayor to execute the contract and the City Clerk to attest, subject to approval by the City Attorney.

j) TOWING AND STORAGE SERVICES CONTRACT
(Acting Police Chief Milton McKinnon)

Recommendation: Staff recommends that the City Council:

1. Approve the proposal for towing and storage services from Bruffy's Tow for a one (1) year contract with the option to extend for two additional one (1) year terms; and
2. Authorize the City Manager to execute the contract and the City Clerk to attest.

k) RESOLUTION APPROVING THE 2019-2022 MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF HERMOSA BEACH AND THE PROFESSIONAL AND ADMINISTRATIVE EMPLOYEE GROUP
(Human Resources Manager Vanessa Godinez)

Recommendation: Staff recommends that the City Council adopt Resolution No. 19-7207 approving the Memorandum of Understanding (MOU) between the City of Hermosa Beach and the Professional and Administrative Employee Group (PAE) for the 2019-2022 fiscal years.

l) APPROVE A PROFESSIONAL SERVICES AGREEMENT FOR CONTINUING SENIOR PLANNING CONSULTING SERVICES

(Community Development Director Ken Robertson)

Recommendation: Staff recommends that the City Council approve a Professional Services Agreement with Sagecrest Planning + Environmental to continue providing Senior Planner professional consulting services.

m) RESOLUTION SUPPORTING SENATE BILL 54 (ALLEN) AND ASSEMBLY BILL 1080 (GONZALES), THE CALIFORNIA CIRCULAR ECONOMY AND PLASTIC POLLUTION REDUCTION ACT

(Assistant to the City Manager Nico De Anda-Scaia)

Recommendation: Staff recommends that the City Council adopt a Resolution No. 19-7208 supporting Senate Bill 54 (SB 54) and Assembly Bill 1080 (AB 1080), the California Circular Economy and Plastic Pollution Reduction Act.

3. CONSENT ORDINANCES

NONE

4. ITEMS REMOVED FROM THE CONSENT CALENDAR FOR SEPARATE DISCUSSION *
Public comments on items removed from the Consent Calendar.

e) ACTION SHEET OF THE PLANNING COMMISSION MEETING OF AUGUST 20, 2019

Recommendation: Staff recommends that the City Council receive and file the action sheet of the Planning Commission meeting of August 20, 2019.

Councilmember Fangary recused himself due to a potential conflict of interest and left the Council Chamber.

Councilmember Duclos asked that Council take jurisdiction over Precise Development Plan 19-2 and Parking Plan 19-2 relating to 70 - 10th Street; Mayor Pro Tem Campbell concurred.

Mayor Pro Tem Campbell moved, and second by Duclos to receive and file the remaining items on the Action Sheet of the Planning Commission Meeting of August 20, 2019.

AYES: Councilmembers: Campbell, Duclos, Massey, Mayor Armato

ABSENT: Councilmember Fangary (by recusal)

Councilmember Fangary returned to the Dais.

5. PUBLIC HEARINGS - TO COMMENCE AT 7:30 P.M.

a) CONSIDER INTRODUCTION OF ORDINANCE TO EXPAND THE BAN ON POLYSTYRENE FOOD SERVICE WARE TO INCLUDE A BAN ON CERTAIN POLYSTYRENE PRODUCTS, SINGLE-USE PLASTIC PRODUCTS, AND SINGLE-USE PRODUCTS

(Community Development Director Ken Robertson)

Recommendation: Staff recommends that the City Council introduce an ordinance amending the Municipal Code to expand the ban on polystyrene food service ware to include a ban on certain polystyrene products, single-use plastic products, and single-use products.

Mayor Armato opened the public hearing and heard testimony from:

Craig Cadwallader
Trent Larson
David Grethen

Moved by Councilmember Duclos, and second by Councilmember Massey to continue the public hearing to a future date not to exceed 90 days.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

b) UPDATE ON IMPLEMENTATION OF TEMPORARY BAN OF DOCKLESS SCOOTER AND BIKESHARE IN HERMOSA BEACH
(Environmental Analyst Leeanne Singleton)

Recommendation: Staff recommends that the City Council:

1. Receive an update on the City's implementation efforts related to the temporary ban of shared mobility devices; and
2. Introduce upon first reading, Ordinance No. 19-1394 extending the ban on the deployment and operation of scooters/bikeshare within the City of Hermosa Beach for a period of one year or until the City adopts guidelines for shared mobility operations in conjunction with neighboring cities.

Mayor Armato opened the public hearing and heard testimony from:

Nick Buro
Walt and Priscila
Trent Larson
David Grethen

There being no one further wishing to address the City Council, the public hearing was closed.

Councilmember Fangary moved, and second by Councilmember Massey, to Introduce upon first reading, Ordinance No. 19-1394 extending the ban on the deployment and operation of scooters/bikeshare within the City of Hermosa Beach for a period of six months or until the City adopts guidelines for shared mobility operations in conjunction with neighboring cities; and direct staff to provide quarterly updates regarding enforcement mechanisms and suggested improvements relating to mobility devices.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

6. MUNICIPAL MATTERS

a) AWARD OF CONTRACT TO JOHN L. HUNTER AND ASSOCIATES INC. FOR PROFESSIONAL STORMWATER CONSULTING SERVICES
(Acting Public Works Director Lucho Rodriguez)

Recommendation: Staff recommends that the City Council approve a Professional Services Agreement with John L. Hunter and Associates Inc. to administer the City's Municipal Storm Water Management Program in connection with National Pollutant Discharge Elimination System (NPDES) permit requirements for an amount of \$114,989 annually.

Mayor Pro Tem Campbell moved, and second by Councilmember Massey, to approve a professional services agreement with John L. Hunter and Associates to administer the City's Municipal Storm Water Management Program in connection with National Pollutant Discharge Elimination System (NPDES) permit requirements for an amount of \$114,989 annually.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

Moved by Councilmember Massey, and second by Mayor Pro Tem Campbell, to extend the meeting until 11:30 pm.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

b) HERMOSA BEACH BRANDING AND SIGNAGE AND LOGO REFRESH CONTEST UPDATE
(Environmental Analyst Leeanne Singleton & Assistant to the City Manager Nico De Anda-Scaia)

Recommendation: Staff recommends that the City Council:

1. Select the winning logo design concept;
2. Provide staff with any feedback or refinement of the selected concept, if necessary; and
3. Provide staff with direction and priorities for hiring a graphic designer to develop a style guide for the City.

The Following individuals addressed the City Council:

Garrett Burke

Carissa Catalina

Gentleman (name unknown)

Moved by Mayor Pro Tem Campbell, and second by Councilmember Massey, that the City Council select the winning concept as Option 2 Concept and direct staff to take the feedback on potential concerns and refinements discussed as it relates to the next phases of the brand development and that staff begin to work in a professional capacity with a graphic designer to develop a style guide.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

Moved by Mayor Pro Tem Campbell, and second by Councilmember Massey to extend the meeting to 12:30 am.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

c) AWARD OF CONTRACT(S) OF ON-CALL TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING SERVICES
(Environmental Analyst Leeanne Singleton, Acting Public Works Director Lucho Rodriguez, and Community Development Director Ken Robertson)

Recommendation: Staff recommends that the City Council:

1. Award Professional Services Agreements to a bench of qualified professional consulting firms to provide on-call traffic engineering and transportation planning services to the City of Hermosa Beach;
2. Approve the guidelines recommended for the implementation and assignment of task orders through these contracts with initial contract terms of two (2) years and options to extend contracts for up to three (3) one-year terms; and
3. Authorize the Mayor to execute and the City Clerk to attest the Professional Services

Agreement(s) subject to approval by the City Attorney.

Moved by Councilmember Massey, and second by Councilmember Duclos, to approve Staff's recommendation as noted above.

AYES: Councilmembers: Campbell, Duclos, Fangary, Massey, Mayor Armato

7. MISCELLANEOUS ITEMS AND MEETING ATTENDANCE REPORTS - CITY COUNCIL

a) VACANCIES - BOARDS AND COMMISSIONS - EXPIRATION OF TERMS - PARKS, RECREATION & COMMUNITY RESOURCES COMMISSION
(City Clerk Elaine Doerfling)

Recommendation: The City Clerk recommends that the City Council appoint two of the four candidates for the Parks, Recreation & Community Resources Advisory Commission to four-year terms ending June 30, 2023.

The City Council appointed Barbara Ellman and Traci Horowitz to the Parks, Recreation & Community Resources Advisory Commission to serve a four year term ending June 30, 2023.

b) VACANCIES - BOARDS AND COMMISSIONS - EXPIRATION OF TERMS PLANNING COMMISSION APPOINTMENTS
(City Clerk Elaine Doerfling)

Recommendation: The City Clerk recommends that the City Council appoint two of the five Planning Commission applicants to four-year terms ending June 30, 2023.

The City Council appointed Peter Hoffman and Rob Saemann to the Planning Commission to serve a four year term ending June 30, 2023.

c) VACANCIES - BOARDS AND COMMISSIONS - EXPIRATION OF TERMS - SCHEDULE INTERVIEWS FOR CIVIL SERVICE BOARD APPLICANTS
(City Clerk Elaine Doerfling)

Recommendation: The City Clerk recommends that the City Council schedule a time certain for interviews of the three Civil Service Board applicants prior to the regular meeting of September 10, 2019, with appointments to follow at the regular meeting.

The City Council concurred to schedule interviews for the Civil Service Board applicants at 6:00 pm on September 4, 2019.

d) UPDATES FROM CITY COUNCIL AD HOC SUBCOMMITTEES AND STANDING COMMITTEE DELEGATES/ALTERNATES

Mayor Armata reported on the Fiesta Hermosa Subcommittee and the Downtown Subcommittee.

Councilmember Duclos announced his attendance at the Sanitation District Board meeting on August 21, 2019.

8. OTHER MATTERS - CITY COUNCIL

a) TENTATIVE FUTURE AGENDA ITEMS

Recommendation: Staff recommends that the City Council receive and file the tentative future agenda items.

None.

ADJOURNMENT

The meeting was adjourned at 12:36 pm to Wednesday, September 4th for Civil Service Board interviews followed by a joint study session with the Parks and Recreation Commission at 7:00 pm in the Council Chambers. The meeting was adjourned in memory of former Hermosa Beach police Chief Greg Savelli, who served from July 2006 to January 2012.

ELAINE DOERFLING
CITY CLERK



Staff Report

Staff Report

REPORT 19-0583

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

CHECK REGISTERS
(Finance Director Viki Copeland)

Recommended Action:

Staff recommends that the City Council ratify the following check registers.

Attachments:

1. Check Register 8/8/19
2. Check Register 8/12/19
3. Check Register 8/15/19
4. Check Register 8/19/19
5. Check Register 8/22/19
6. Check Register 8/28/19
7. Check Register 8/29/19

Respectfully Submitted by: Viki Copeland, Finance Director

Approved: Suja Lowenthal, City Manager

Check Register
CITY OF HERMOSA BEACH

Page: 1

08/08/2019 4:29:47PM

Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92591	8/8/2019	11437	ADMINISTRATIVE SERVICES CO OP	4999 (PO 14432)	TAXI VOUCHER PROGRAM/MAY19
		11437		145-3404-4201	4,803.44
				Total :	4,803.44
92592	8/8/2019	21394	ALLIANCE RESOURCE CONSULTING	HERMOSA-01-03	PUBLIC WORKS DIRECTOR RECRUITMENT SRVCS
		21394		001-1203-4201	6,125.00
				Total :	6,125.00
92593	8/8/2019	09366	AQUA FLO	SI1392030toSI1399330	LANDSCAPING/IRRIGATION SUPPLIES/JUL19
		09366		001-6101-4309	589.10
				Total :	589.10
92594	8/8/2019	00321	AT&T	000013336486	PD COMPUTER CIRCUITS/JUN19
		00321		001-2101-4304	137.75
				Total :	137.75
92595	8/8/2019	21022	AXON ENTERPRISES, INC.	SI-1601026	BODY CAMERA/MOBILE VIDEO SYS/5 LICENSES
		21022		715-2101-4201	900.00
				Total :	900.00
92596	8/8/2019	06409	BLUE DIAMOND MATERIALS	1560946	MAT REQ 673815/ASPHALT/EMULSION BUCKETS
		06409		001-3104-4309	285.86
				Total :	285.86
92597	8/8/2019	09436	COMPLETES PLUS	01ZE4262 to 01ZH8297	VEHICLE MAINT/REPAIR PARTS/JUL19
		09436		715-3302-4311	117.97
				715-2101-4311	158.37
				Total :	276.34
92598	8/8/2019	00267	DEPARTMENT OF TRANSPORTATION	SL191000	HIGHWAY SIGNAL/LIGHT MAINT/APR19-JUN19
		00267		105-2601-4251	10,193.79
				Total :	10,193.79
92599	8/8/2019	19115	EMBASSY CONSULTING SERVICES	80326	ESCUZIA/CIVILIAN PD LEADERSHIP COURSE
		19115		001-2101-4317	99.00
				Total :	99.00
92600	8/8/2019	06344	FIRST CALL STAFFING, INC.	00709-164992	PW MGMT ANALYST TEMP W/E 7/14/19
				001-4202-4112	1,664.00

2b (1)

Check Register
CITY OF HERMOSA BEACH

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Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92600	8/8/2019	06344	FIRST CALL STAFFING, INC.	(Continued)	Total : 1,664.00
92601	8/8/2019	21217	FJR PACIFIC, INC.	21420 THERMOSTAT FOR COUNCIL CHAMBERS	780.00
		21217		001-4204-4201	Total : 780.00
92602	8/8/2019	15406	GENERAL INDUSTRIAL SUPPLY	1170200-1 REQ 686990/HAND CLEANER/SAFETY GLASSES	229.90
				001-4204-4309	174.05
		15406		1170202-01 MAT REQ 686989/GLOVES FOR YARD STAFF	Total : 403.95
92603	8/8/2019	05345	HAWTHORNE, CITY OF	4th of July 2019 4TH OF JULY SUPPLEMENTAL LAW ENFORCEMENT	2,420.88
		05345		001-2101-4251	Total : 2,420.88
92604	8/8/2019	21453	HAYES, PATRICK	Receipt 2000678.002 CANCELLED CLASS NO. 8252 REFUND	235.00
		21453		001-2111	Total : 235.00
92605	8/8/2019	03432	HOME DEPOT CREDIT SERVICES	2285101 MAT REQ 668208/LANDSCAPING MATERIALS	374.56
				001-3104-4309	164.27
				3021981 MAT REQ 332338/PULL-OUT KITCHEN FAUCET	497.06
				001-4204-4309	277.90
				5030055 MAT REQ 768314/TOOLS	129.94
				001-4204-4309	Total : 1,443.73
				6110224 MAT REQ 668207/SOIL/PLANTS	
				001-3104-4309	
				9015131 MAT REQ 686863/MAINTENANCE SUPPLIES	
				001-4204-4309	
92606	8/8/2019	15141	HONDA MD INC, STEPHAN T	00093127 (PO 14925) DETAINEE BLOOD DRAWS/JUN19	63.60
		15141		001-2101-4201	Total : 63.60
92607	8/8/2019	05969	IBI GROUP	10008636R (PO 12478) COASTAL ZONE PARKING STUDY/JUL18-JUN19	6,656.50
		05969		150-4107-4201	Total : 6,656.50

Check Register
CITY OF HERMOSA BEACH

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Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92608	8/8/2019	21452	KING, NICOLE	Receipt 2000683.002	CLASS NO. 8230 REFUND
		21452		001-2111	340.00
				Total :	340.00
92609	8/8/2019	00167	LEARNED LUMBER	B674681 to B674739	MAINTENANCE SUPPLIES/JUL19
		00167		001-3104-4309	338.54
				Total :	338.54
92610	8/8/2019	19487	M6 CONSULTING INC	1136-19 (PO 9142)	LAND DEVELOPMENT REVIEW/SKECHERS/MAY19
				001-2131	5,910.00
				1159-19 (PO 9142)	ENCROACHMENT PERMIT REVIEW/JUN19
				001-4202-4201	7,110.00
				1160-19 (PO 9142)	LAND DEVELOPMENT REVIEW/SKECHERS/JUN19
				001-2131	3,367.50
		19487		Total :	16,387.50
92611	8/8/2019	21451	MARQUEZ, DANIEL	Receipt 2000679.002	CLASS 7997 REFUND FOR OVERPAYMENT
		21451		001-2111	2.00
				Total :	2.00
92612	8/8/2019	17676	PRUDENTIAL OVERALL SUPPLY	42421468 to 42427711	YARD UNIFORMS, TOWELS, &/OR MATS/JUL19
				001-2101-4309	66.16
				001-3104-4309	48.36
				001-3302-4309	59.56
				001-4204-4309	159.92
				715-4206-4309	39.36
				001-4202-4314	312.36
		17676		Total :	685.72
92613	8/8/2019	13255	RED SECURITY GROUP, LLC	58192	MAT REQ 768321/PIER RESTROOM LOCK & KEYS
				001-4204-4309	107.22
				58201	MAT REQ 332339/2 DEADBOLTS/2 REKEYS
				001-4204-4309	170.73
				58375	MAT REQ 768322/PADLOCK
				001-4204-4309	20.81
				58377	MAT REQ 332340/CLASSROOM DEADBOLT
				001-4204-4309	474.14
				58378	MAT REQ 332341/RESTOOM DEADBOLTS (5)
				001-4204-4309	366.83

Check Register
CITY OF HERMOSA BEACH

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Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92613	8/8/2019	13255	RED SECURITY GROUP, LLC	(Continued)	
			58379/Mat Req 773809	15 MASTER KEYS/20 DUPLICATE KEYS	
				001-4601-4305	123.19
		13255		Total :	1,262.92
92614	8/8/2019	03282	REDONDO BEACH, CITY OF	567905	CITY PROSECUTOR/QUALITY OF LIFE/MAY19
				001-1132-4201	857.50
			568073	CITY PROSECUTOR/QUALITY OF LIFE/JUN19	
				001-1132-4201	140.00
		03282		Total :	997.50
92615	8/8/2019	07158	SIEMENS INDUSTRY INC	5620024452	PO 14896/TRAFFIC SIGNAL MAINT/JUN19
				001-3104-4201	2,889.92
		07158		Total :	2,889.92
92616	8/8/2019	00114	SMART & FINAL	3220630016125	MAT REQ 768044/JAIL & BRIEFING SUPPLIES
				001-2101-4306	58.91
				001-2101-4305	58.91
			3220630017233	REQ 773814/CATALINA EXCURSION GOODY BAGS	
				001-4601-4308	134.26
			3220630024727	REQ 773815/COFFEE/CUPS/CLEANING SUPPLIES	
				001-4601-4305	136.15
			3220630050922	YARD/TOILET PAPER/CUPS/PLATES/SANITIZER	
				001-3104-4309	176.15
			3220630054679	JULY 4TH DEPLOYMENT/STAFF REFRESHMENTS	
				001-2101-4305	149.32
			3220630054680	JULY 4TH DEPLOYMENT STAFF REFRESHMENTS	
				001-2101-4305	257.59
			3220630058972	COUNCIL/BOARDS/COMMISS MEETING SUPPLIES	
				001-1101-4319	35.29
		00114		Total :	1,006.58
92617	8/8/2019	10532	SOUTH BAY FORD	621902 FOW	MAT REQ 586530/HANDLE/VEHICLE HB8
				715-2101-4311	25.21
			FXCS927968	MAT REQ 586538/REPAIR CAMERA/VEHICLE HB8	
				715-2101-4311	861.68
		10532		Total :	886.89
92618	8/8/2019	15040	TEAK WAREHOUSE INC	INV-20293	MEMORIAL BENCH FOR PATRICIA GAZIN

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92618	8/8/2019	15040	TEAK WAREHOUSE INC	(Continued)	
		15040		001-6101-5402	827.00
				Total :	827.00
92619	8/8/2019	19082	T-MOBILE	Account 946625962	PD/CSOS/CELL PHONES/JUL19
				001-2101-4304	202.20
				001-3302-4304	40.44
			Account 954297746	PD/YARD/CELL PHONES/HOTSPOTS/JUL19	
				001-4202-4304	373.99
		19082		Total :	616.63
92620	8/8/2019	16735	TORRANCE AUTO PARTS	224585 to 225269	AUTO REPAIR/MAINTENANCE PARTS/JUL19
				001-2021	7.28
				715-2101-4311	123.50
				715-3102-4311	112.77
				715-3104-4311	155.05
				001-2022	-7.28
		16735		Total :	391.32
92621	8/8/2019	20670	TURBODATA SYSTEMS, INC.	30425	TICKET WRITER WIRELESS FEES 6/25-7/24/19
		20670		001-3302-4201	1,250.00
				Total :	1,250.00
92622	8/8/2019	18666	VERIZON BUSINESS SERVICES	71186057	VOIP PHONES/YARD/JUN19
				001-4202-4304	144.44
				71186115	VOIP PHONES/EOC GYM/JUN19
				001-1201-4304	61.65
				71186550	VOIP PHONES/BASE 3/JUN19
				001-3302-4304	108.35
				71186718	VOIP PHONES/BARD/JUN19
				001-3302-4304	69.56
				71186724	VOIP PHONES/COMM RES/JUN19
				001-4601-4304	141.80
		18666		Total :	525.80
92623	8/8/2019	03209	VERIZON WIRELESS LA	9834216393	IN-FIELD FINGERPRINTING/JUL19
				153-2106-4201	134.64
				9834216394	PD TRUNK MODEMS/JUN19
				001-2101-4304	418.11

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92623	8/8/2019	03209	VERIZON WIRELESS LA	(Continued)	Total : 552.75
37047411	7/30/2019	15230	CALPERS FISCAL SERVICES DIV	100000015710174	FIRE TIER 1 UNFUNDED LIABILITY PREPAYMEN 001-2203-4180
		15230			584,401.00
					Total : 584,401.00
50063131	7/24/2019	15230	CALPERS FISCAL SERVICES DIV	100000015710156	MISC TIER 1 UNFUNDED LIABILITY PREPAYMEN 001-2032
				100000015710165	MISC TIER 2 UNFUNDED LIABILITY PREPAYMEN 001-2032
				100000015710182	POLICE TIER 1 UNFUNDED LIABILITY PREPAYM 001-2032
				100000015710191	POLICE TIER 2 UNFUNDED LIABILITY PREPAYM 001-2032
				100000015710208	POLICE PEPRA UNFUNDED LIABILITY PREPAYME 001-2032
				100000015710226	MISC PEPRA UNFUNDED LIABILITY PREPAYMENT 001-2032
		15230			11,809.00
					Total : 2,623,180.00
198100385	8/1/2019	11575	BANK OF NY MELLON TRUST CO NA, THE	Loan# HERMOSAA02	LOMA DR ASSESS DIST BOND PMT/FINAL 618-2252
		11575			92,587.50
					Total : 92,587.50
370474115	7/30/2019	15230	CALPERS FISCAL SERVICES DIV	100000015710199	FIRE PEPRA UNFUNDED LIABILITY PREPAYMENT 001-2203-4180
		15230			3,178.00
					Total : 3,178.00
37 Vouchers for bank code : boa					Bank total : 3,369,385.51
37 Vouchers in this report					Total vouchers : 3,369,385.51

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CITY OF HERMOSA BEACH

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
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"I hereby certify that the demands or claims covered by the checks listed on pages 1 to 7 inclusive, of the check register for 8/8/19 are accurate funds are available for payment, and are in conformance to the budget."

By 

Finance Director

Date 8/8/19

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92624	8/12/2019	13737	B.D. WHITE TOP SOIL CO., INC.	82052	TOP SOIL FOR THE PARKS
				125-8546-4201	-49.27
				125-8546-4201	75.00
				125-8546-4201	7.13
		13737		Total :	32.86
92625	8/12/2019	17271	BARROWS, PATRICK	PO 33831	INSTRUCTOR PMT/CLASSES 8064/8205/12-3
		17271		001-4601-4221	4,371.50
				Total :	4,371.50
92626	8/12/2019	14513	BEACHVOLLEYBALLCAMPS.COM	PO 33832	INSTRUCTOR PAYMENT/CLASSES 8151/2/60/1
		14513		001-4601-4221	2,516.50
				Total :	2,516.50
92627	8/12/2019	08482	BOUNDTREE MEDICAL LLC	83257012	7 CASES OF ICE PACKS
				001-4601-4308	525.00
				001-4601-4308	49.87
		08482		Total :	574.87
92628	8/12/2019	00016	CALIFORNIA WATER SERVICE	Account 4286211111	WATER USAGE/JUN19
				105-2601-4303	5,643.49
				001-6101-4303	33,923.85
				001-4204-4303	1,208.89
				001-3304-4303	291.53
		00016		Total :	41,067.76
92629	8/12/2019	18263	DIV OF THE STATE ARCHITECT	PO 33744	BUSINESS LICENSE CASP FEES/APR19-JUN19
		18263		001-6851	295.20
				Total :	295.20
92630	8/12/2019	06344	FIRST CALL STAFFING, INC.	00709-165084	PW MGMT ANALYST TEMP W/E 7/28/19
		06344		001-4202-4112	1,664.00
				Total :	1,664.00
92631	8/12/2019	19884	FRONTIER	310-318-8751-0128095	CASHIER/TAPS LINE/AUG19
		19884		001-1204-4304	55.73
				Total :	55.73
92632	8/12/2019	12934	GOLDEN BELL PRODUCTS CORP	16778	INSECTA SEWER ROACH CONTROL/25 MANHOLES

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92632	8/12/2019	12934	GOLDEN BELL PRODUCTS CORP	(Continued)	
				160-3102-4201	1,200.00
		12934		Total :	1,200.00
92633	8/12/2019	19314	IPS GROUP INC	42902 (PO 14489)	
				PARKING METER WIRELESS/CC FEES/JUN19	
				001-3305-4201	1,052.46
				001-3304-4201	1,442.96
				001-3302-4201	11,244.72
		19314		Total :	13,740.14
92634	8/12/2019	10916	LONG BEACH, CITY OF	PO 33288	
				DAY CAMP EXCURSION/LEEWAY SAILING	
				001-4601-4201	960.00
		10916		Total :	960.00
92635	8/12/2019	19380	MORRIS, KRISTY	TR 801	
				PER DIEM/CA RESOURCE RECOVERY CONFERENCE	
				001-1201-4315	80.00
		19380		Total :	80.00
92636	8/12/2019	18048	NATIONAL AUTO FLEET GROUP	T0376	
				PARKING ENFORCEMENT 2019 TACOMA TRUCK	
				715-3302-5403	30,522.00
				715-3302-5403	2,908.34
		18048		Total :	33,430.34
92637	8/12/2019	14694	PARTEK SOLUTIONS INC	23734	
				300 ROLLS OF PARKING CITATIONS	
				001-3302-4305	1,740.00
		14694		Total :	1,740.00
92638	8/12/2019	15103	PLUMBERS DEPOT INC	PD-42506	
				REPAIR TO SEWER SNAKE	
				160-3102-4309	252.79
				PD-42606	
				NEW DRUM FOR SEWER SNAKE	
				160-3102-4201	148.92
		15103		Total :	401.71
92639	8/12/2019	08837	REDONDO BEACH, CITY OF	568086	
				DIESEL FUEL PURCHASES/MAY19	
				715-2201-4310	1,090.95
				568087	
				DIESEL FUEL PURCHASES/JUN19	
				715-2201-4310	700.08
				715-3102-4310	194.66
		08837		Total :	1,985.69

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92640	8/12/2019	03353	SBCU VISA	174276 CC	PIER AVE CTR MEDIANS/ROPE LIGHTS/DEPOSIT
				301-8609-4201	899.93
			5700 CC	MOLINA/BACKFLOW TEST KIT FOR CERTIFICATI	
				001-4202-4317	1,139.50
			Order 1700762173 CC	25 AMERICAN FLAGS FOR LIGHT POLES	
				001-4204-4309	418.75
				001-4204-4309	-6.08
		03353		Total :	2,452.10
92641	8/12/2019	07158	SIEMENS INDUSTRY INC	5610179816	AVIATION & PROSPECT/STREET NAME SIGN
				001-3104-4201	860.38
		07158		Total :	860.38
92642	8/12/2019	03405	SKILLPATH SEMINARS	PO 33447	MCLEOD/TIME MANAGEMENT TRAINING
				001-1204-4317	149.00
		03405		Total :	149.00
92643	8/12/2019	00159	SOUTHERN CALIFORNIA EDISON CO	2-01-414-1071	ELECTRICITY/JUL19
				105-2601-4303	267.58
				001-4204-4303	4,034.25
			2-01-414-2152	ELECTRICITY/JUL19	
				001-6101-4303	2,414.98
			2-01-414-2152	ELECTRICITY/JUN19	
				001-6101-4303	42.13
			2-01-414-3747	ELECTRICITY/JUL19	
				105-2601-4303	21.98
			2-01-414-3994	ELECTRICITY/MAR19	
				160-3102-4201	48.66
			2-01-414-4281	ELECTRICITY/JUN19	
				105-2601-4303	29.59
			2-01-414-4281	ELECTRICITY/JUL19	
				105-2601-4303	171.79
			2-01-414-5106	ELECTRICITY/JUL19	
				001-3104-4303	899.42
			2-23-725-4420	ELECTRICITY/JUL19	
				001-4204-4303	7,315.23
			2-36-722-1322	ELECTRICITY/JUL19	
				105-2601-4303	39.91
			2-39-985-7812	ELECTRICITY/JUL19	

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92643	8/12/2019	00159	SOUTHERN CALIFORNIA EDISON CO	(Continued)	
			2-41-090-1755	001-4204-4303	1,613.59
				ELECTRICITY/JUL19	
				001-4204-4303	54.37
		00159		Total :	16,953.48
92644	8/12/2019	15398	SRK PROMOTIONAL ADVERTISING	4288	50 HATS W/PATCH & 50 EXTRA PATCHES
				001-2101-4314	838.00
				001-2101-4314	79.61
		15398		Total :	917.61
92645	8/12/2019	15040	TEAK WAREHOUSE INC	INV-20024	TEAK MEMORIAL BENCH/TAYLOR MEYER
				001-6101-5402	827.00
		15040		Total :	827.00
92646	8/12/2019	18753	UNITED SITE SERVICES	114-8776945	JULY 4TH RESTROOM RENTAL
				001-3301-4201	1,971.74
		18753		Total :	1,971.74
92647	8/12/2019	09374	US ARMOR	23757	BRUNN/LEWIS/OUTER CARRIER VESTS/PACKS
				001-2101-4314	664.00
				001-2101-4314	63.08
		09374		Total :	727.08
92648	8/12/2019	01938	V AND V MANUFACTURING	48393	REFURBISH SGT #27 BADGES
				001-2101-4314	91.90
				001-2101-4314	8.73
			48394	REPLENISH BADGE INVENTORY	
				001-2101-4314	719.60
				001-2101-4314	66.81
			48395	REFURBISH & RENUMBER 3 BADGES	
				001-2101-4314	111.90
				001-3302-4314	55.95
				001-2101-4314	10.63
				001-3302-4314	5.32
		01938		Total :	1,070.84
92649	8/12/2019	06453	WALTERS WHOLESALE ELECTRIC CO.	S113299555.001	PIER PLAZA/LIGHT FIXTURE ARMS
				301-8609-4201	13,398.00
				301-8609-4201	1,272.81

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92649	8/12/2019	06453	WALTERS WHOLESALE ELECTRIC CO.	(Continued)	
			S113299555.003	PIER PLAZA LIGHT FIXTURES	
				301-8609-4201	20,812.00
				301-8609-4201	1,977.14
		06453		Total :	37,459.95
92650	8/12/2019	06677	WEST HOLLYWOOD, CITY OF	PROP A FUND EXCHANGE	
			PO 33845	145-3405-4251	1,000,000.00
		06677		Total :	1,000,000.00
27 Vouchers for bank code : boa					Bank total : 1,167,505.48
27 Vouchers in this report					Total vouchers : 1,167,505.48

"I hereby certify that the demands or claims covered by the checks listed on pages 1 to 5 inclusive, of the check register for 8/12/19 are accurate funds are available for payment, and are in conformance to the budget."

By 
Finance Director

Date 8/12/19

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92651	8/15/2019	14407	ALVARADO, HAROLD	Parcel 4187-033-003	STREET LIGHT & SEWER TAX REBATE
				001-6871	121.69
				105-3105	24.61
		14407		Total :	146.30
92652	8/15/2019	20015	ARMATO, STACEY	PO 33781/TR 793	REIMB/ICA SUMMER SEMINAR
				001-1101-4317	1,088.88
		20015		Total :	1,088.88
92653	8/15/2019	00321	AT&T	248 134-9454 462 8	PD WHITE PAGES LISTING/AUG19
				001-2101-4304	13.98
				960 461-1985 555 7	PD COMPUTER CIRCUITS/AUG19
				001-2101-4304	108.64
		00321		Total :	122.62
92654	8/15/2019	21282	BEEDY, JIM	PO 33839	REIMB/FUEL PUMP & BATTERY JUMPER
				715-4206-4309	420.09
				715-4206-4309	21.95
		21282		Total :	442.04
92655	8/15/2019	20981	BEELES, EDWARD E.	Parcel 4182-026-014	STREET LIGHT & SEWER TAX REBATE
				001-6871	121.69
				105-3105	24.61
		20981		Total :	146.30
92656	8/15/2019	00163	BRAUN LINEN SERVICE	1550073 thru 1557616	PRISONER LAUNDRY/JUL19
				001-2101-4306	364.82
		00163		Total :	364.82
92657	8/15/2019	19792	BROADBAND TELCOM POWER INC	11849 (PO 14831)	ELECTRIC VEHICLE CHARGER SOFTWARE UPGRAD
				001-3104-4201	650.00
				11859 (PO 14961)	LOT A ELECTRIC VEHICLE CHARGER REPAIR
				105-2601-4201	460.19
		19792		Total :	1,110.19
92658	8/15/2019	01037	CALBO	PO 33800	ROLLINS/HEENAN/VALLES/TRAINING
				001-4201-4317	2,340.00
		01037		Total :	2,340.00

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92659	8/15/2019	09632	CDWG	THQ9094	3 DESKTOP SCANNERS/FIN ADMIN/CASHIER
				001-1202-5401	2,637.00
				001-1202-5401	250.52
			TJD0555	SIX EOC LAPTOPS	
				715-1206-5401	5,934.00
				715-1206-5401	560.31
		09632		Total :	9,381.83
92660	8/15/2019	13304	CITY NATIONAL BANK	Agreement No. 05-011	BAY VIEW ASSESSMENT DISTRICT BOND PMT
		13304		609-2252	51,050.41
				Total :	51,050.41
92661	8/15/2019	00349	CSULB FOUNDATION	PO 33860	SIBBALD/FTO/SAC MGMT OF FTO PROGRAM
		00349		001-2101-4312	316.00
				Total :	316.00
92662	8/15/2019	15059	EVANS, MARLIN K.	PO 33812	INSTUCTOR PAYMENT/CLASSES 8066/8
				001-4601-4221	215.88
				PO 33813	INSTRUCTOR PAYMENT/CLASSES 8066/8
				001-4601-4221	323.82
		15059		Total :	539.70
92663	8/15/2019	19884	FRONTIER	209-188-4669-0714985	LANDLINES/COMPUTER LINKS/AUG19
				001-3302-4304	74.22
				001-2101-4304	708.41
				001-4204-4321	222.94
				001-4202-4304	57.00
				001-4201-4304	164.61
				001-3304-4304	61.11
				001-1204-4304	55.66
			209-190-0013-1206175	PD COMPUTER CIRCUITS/AUG19	
				001-2101-4304	889.48
			310-318-0113-1203155	EOC ANALOG LINES/AUG19	
				715-1206-4304	298.28
			310-318-9210-0827185	DUI BREATHALYZER/AUG19	
				001-2101-4304	68.62
		19884		Total :	2,600.33
92664	8/15/2019	19858	GEIGER BROS	3960515	NATIONAL NIGHT OUT/300 LIGHT STICKS

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92664	8/15/2019	19858	GEIGER BROS	(Continued)	
				001-3302-4201	839.74
				001-3302-4201	79.77
		19858		Total :	919.51
92665	8/15/2019	15406	GENERAL INDUSTRIAL SUPPLY	1170200-02	MAT REQ 987304/SAFETY GLASSES
				001-3104-4309	209.82
			1170202-02	MAT REQ 987303/GLOVES	
				001-6101-4309	266.57
			1170203-01	MAT REQ 987302/DRILL SETS	
				001-4204-4309	160.13
		15406		Total :	636.52
92666	8/15/2019	21463	GENTRY GENERAL ENGINEERING	Progress Payment 1	8TH ST. SIDEWALK ADA REPAIRS/JUL19
				115-8173-4201	55,161.14
				150-8173-4201	58,504.24
				301-8173-4201	53,489.60
		21463		Total :	167,154.98
92667	8/15/2019	03131	HDL COREN & CONE	0026984-IN	2018-19 CAFR STATISTICAL PACKAGE
				001-1202-4201	745.00
		03131		Total :	745.00
92668	8/15/2019	21455	HOLBERT, HAN	PO 33816	CASH KEY NO. 213385 REFUND
				001-2117	21.00
				001-3851	25.25
		21455		Total :	46.25
92669	8/15/2019	11001	ICRMA	4174	ANNUAL INSURANCE PREMIUMS
				705-1209-4201	464,420.00
				705-1217-4201	280,955.00
				705-1210-4201	45,635.00
				705-1209-4201	10,173.00
		11001		Total :	801,183.00
92670	8/15/2019	08817	KNOTTS BERRY FARM	PO 33787	DAY CAMP EXCURSION TO KNOTT'S SOAK CITY
				001-4601-4201	1,664.00
		08817		Total :	1,664.00
92671	8/15/2019	15782	LA CO METRO TRANSPORTATION	103766	BUS PASSES/APR19

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92671	8/15/2019	15782	LA CO METRO TRANSPORTATION	(Continued)	
				145-3403-4251	236.00
				001-1204-4251	14.00
			103881	METRO 30 DAY SENIOR BUS PASSES/MAY19	
				145-3403-4251	120.00
			104092	SENIOR/STUDENT BUS PASSES/JUN19	
				145-3403-4251	192.00
		15782		Total :	562.00
92672	8/15/2019	12739	LONG BEACH BMW MOTORCYCLE	191489	
				RADAR HOLDERS FOR BMW MOTORCYCLES	
				715-2101-4311	693.98
		12739		Total :	693.98
92673	8/15/2019	18274	MAGNUM VENTURE PARTNERS	PO 33788	
				INSTRUCTOR PAYMENT/CLASSES 7968-70	
				001-4601-4221	1,801.83
			PO 33789	INSTRUCTOR PAYMENT/CLASSES 7968-70	
				001-4601-4221	3,603.67
		18274		Total :	5,405.50
92674	8/15/2019	10045	MAIN STREET TOURS	Contract No. 9699C	
				REQ 773819/CATALINA EXCURSION TRANSPORT	
				145-3409-4201	9,170.00
		10045		Total :	9,170.00
92675	8/15/2019	13114	OFFICE DEPOT	344202286001	
				MAT REQ 868975/OFFICE SUPPLIES	
				001-1121-4305	56.90
		13114		Total :	56.90
92676	8/15/2019	21462	OGIER, GLORIA A	Parcel 4186-016-027	
				STREET LIGHT & SEWER TAX REBATE	
				001-6871	121.69
				105-3105	24.61
		21462		Total :	146.30
92677	8/15/2019	11323	PR DIAMOND PRODUCTS INC.	0053262-IN	
				CONCRETE CORING BITS	
				001-3104-4201	600.00
		11323		Total :	600.00
92678	8/15/2019	04800	RAY, JAY VINCENT	PO 33864	
				INSTRUCTOR PAYMENT/CLASSES 8080/1/97-9	
				001-4601-4221	7,328.80
		04800		Total :	7,328.80

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Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92679	8/15/2019	20061	REGIONAL TAP SERVICE CENTER	6009647	CASH VALUE LOADED TO TAP CARDS/MAY19
				001-1204-4251	135.00
			6010038	CASH VALUE LOADED TO TAP CARDS/JUN19	
				001-1204-4251	40.00
		20061		Total :	175.00
92680	8/15/2019	21102	ROWE, BEVERLY M.	Parcel 4186-003-008	STREET LIGHT & SEWER TAX REBATE
				001-6871	121.69
				105-3105	24.61
		21102		Total :	146.30
92681	8/15/2019	03353	SBCU VISA	161996 CC	VILLANUEVA/EMERGENCY MANAGER CERT
				001-1201-4315	410.00
			52020 CC	29 CERT ID CARDS	
				001-1201-4305	428.77
			IC30411-0619 CC	CONFERENCE LINE/JUN19	
				001-1201-4304	84.28
			PO 33559 CC	AED MED DIRECTION/INVENTORY SUBSC	
				001-1201-4201	1,349.91
			PO 33670 CC	PLATES AND FLATWARE FOR MEETINGS/SPECIAL	
				001-1101-4305	309.44
			PO 33682 CC	2019 LIFEGUARD MEDAL OF VALOR DINNER	
				001-1101-4319	100.00
			PO 33726 CC	AT&T PHONE REPLACEMENTS FOR EOC	
				001-1201-4305	656.25
			PO 33727 CC	2 ADDITIONAL EOC TABLES	
				001-1201-5402	255.66
			PO 33740 CC	VOLUNTEER APPRECIATION PLATES & FLATEWAR	
				001-1201-4305	409.82
			PO 33762 CC	PURCHASE OF ADDITIONAL EOC VESTS	
				001-1201-5401	275.21
			PO 33769 CC	CITY THANK YOU CARDS	
				001-1101-4305	304.99
				001-1101-4305	28.40
			Receipt CC	COUNCIL DINNER/JOINT MEETING	
				001-1101-4305	68.37
			Receipt CC	COUNCIL DINNER/JOINT MEETING	
				001-1101-4305	65.63
			Receipt CC	COUNCIL DINNER	

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92681	8/15/2019	03353	SBCU VISA	(Continued)	
				001-1101-4305	267.00
			TransIDEnding3184 CC	CITY-RELATED EVENT ADS 6/11/19-7/12/19	
				001-1201-4201	69.18
		03353		Total :	5,082.91
92682	8/15/2019	03353	SBCU VISA	PO 33809 CC	
				MEMBERSHIP	
				001-1201-4315	400.00
		03353		Total :	400.00
92683	8/15/2019	12112	SCMAF	PO 33777	
				STAFF TEAM BUILDING/SOFTBALL TOURNAMENT	
				001-4601-4317	135.00
		12112		Total :	135.00
92684	8/15/2019	17903	SHERWIN-WILLIAMS	86834 & 90984	
				RED & WHITE PAINT	
				001-3104-4309	728.62
		17903		Total :	728.62
92685	8/15/2019	12581	SIBBALD, JONATHAN	PO 33866	
				PER DIEM/FTP/SAV MGMT FIELD TRAINING	
				001-2101-4312	45.00
		12581		Total :	45.00
92686	8/15/2019	10098	SPRINT	269424317-212	
				PD/CSOS/CELL PHONES/JUL19	
				153-2106-4201	35.00
		10098		Total :	35.00
92687	8/15/2019	21443	STEHLE, ANNE	PO 33829	
				DISMISSED CITATION NO. 44005580	
				001-3302	38.00
		21443		Total :	38.00
92688	8/15/2019	21454	THOMAS, RICK	PO 33828	
				CASH KEY NO. 213463 REFUND	
				001-2117	21.00
				001-3851	29.75
		21454		Total :	50.75
92689	8/15/2019	21146	TIREHUB LLC	8094444 to 8263124	
				VEHICLE TIRES/MAY19-JUN19	
				715-2101-4311	975.33
				715-3302-4311	403.53
		21146		Total :	1,378.86

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92690	8/15/2019	08207	UNDERGROUND SERVICE ALERT	18dsbfee3887	UNDERGROUND SRVC ALERTS/STATE FEES/AUG19 160-3102-4201
				720190324	UNDERGROUND SERVICE ALERTS/JUL19 160-3102-4201
		08207			38.69
					135.40
				Total :	174.09
92691	8/15/2019	04768	UPTIME COMPUTER SERVICE	31503	PRINTER MAINTENANCE/SEP19 715-1206-4201
		04768			943.00
				Total :	943.00
92692	8/15/2019	18513	VALCOURT, ANDREA	Parcel 4186-017-055	STREET LIGHT & SEWER TAX REBATE 001-6871
					105-3105
		18513			121.69
					24.61
				Total :	146.30
92693	8/15/2019	20204	VILLANUEVA, BRANDY	PO 33804	REIMB/EOC OFFICE SUPPLIES 001-1201-4305
					001-1201-4305
				PO 33805	REIMB/2 TABLES FOR EOC 001-1201-5402
					001-1201-5402
				PO 33827	REIMB/EOC OFFICE SUPPLIES 001-1201-4305
		20204			133.18
				Total :	504.89
92694	8/15/2019	19757	WOOD ENVIRONMENT & INFRASTRUCT	S49832265 (PO 8512)	STRAND/PIER HOTEL ENVIRON IMPACT/JAN19 001-2105
				S49832347 (PO 8512)	STRAND/PIER HOTEL ENVIRON IMPACT/FEB19 001-2105
		19757			8,218.36
					1,888.15
				Total :	10,106.51
40108440	7/24/2019	00170	SOCAL GAS	8/15/19 Check Run	GAS BILLS/JUN19 001-4204-4303
		00170			188.61
				Total :	188.61
1987005281	8/7/2019	14691	ADMINSURE AS AGENT FOR THE	8/15/19 Check Run	WORK COMP CLAIMS REIMB/JUL19-AUG19 705-1217-4324
		14691			18,827.63
				Total :	18,827.63
1987581521	8/7/2019	14691	ADMINSURE AS AGENT FOR THE	8/15/19 Check Run	LIABILITY CLAIMS REIMB/JUL19

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
1987581521	8/7/2019	14691	ADMINSURE AS AGENT FOR THE	(Continued)	
		14691		705-1209-4324	13,833.39
				Total :	13,833.39
1987592252	8/7/2019	14691	ADMINSURE AS AGENT FOR THE	8/15/19 Check Run	
		14691		LIABILITY CLAIMS REIMB/JUN19	3,708.50
				705-1209-4324	3,708.50
				Total :	3,708.50
48 Vouchers for bank code : boa					Bank total : 1,122,610.52
48 Vouchers in this report					Total vouchers : 1,122,610.52

"I hereby certify that the demands or claims covered by the checks listed on pages 1 to 8 inclusive, of the check register for 8/15/19 are accurate funds are available for payment, and are in conformance to the budget."

By 

Finance Director

Date 8/15/19

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92695	8/19/2019	10306 GAGLIA, MICK	TR 799	PER DIEM/SHERMAN BLOCK SUPERVIS/2 OF 8 001-2101-4312	150.00
		10306		Total :	150.00
1 Vouchers for bank code : boa					Bank total : 150.00
1 Vouchers in this report					Total vouchers : 150.00

"I hereby certify that the demands or claims covered by the checks listed on pages 1 to 1 inclusive, of the check register for 8/19/19 are accurate funds are available for payment, and are in conformance to the budget."

By 
Finance Director
Date 8/19/19

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Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92696	8/22/2019	20685	AMERICAN GUARD SERVICES, INC.	217658 (PO 14206)	CROSSING GUARD SERVICES/JUN19
				001-2102-4201	9,294.40
		20685		Total :	9,294.40
92697	8/22/2019	00321	AT&T	310 796-6526 991 3	PD COMPUTER CIRCUITS/AUG19
				001-2101-4304	122.64
		00321		Total :	122.64
92698	8/22/2019	20990	BARCODES, INC.	INV6301111	PROPERTY & EVIDENCE PRINTER RIBBON
				001-2101-4305	189.57
				001-2101-4305	18.01
		20990		Total :	207.58
92699	8/22/2019	17271	BARROWS, PATRICK	PO 33852	INSTRUCTOR PAYMENT
				001-4601-4221	3,307.50
		17271		Total :	3,307.50
92700	8/22/2019	14513	BEACHVOLLEYBALLCAMPS.COM	PO 33854	INSTRUCTOR PAYMENTS
				001-4601-4221	2,033.50
		14513		Total :	2,033.50
92701	8/22/2019	21027	BEGINNERS EDGE SPORTS TRAINING	PO 33856	INSTRUCTOR PAYMENT
				001-4601-4221	146.71
				PO 33857	INSTRUCTOR PAYMENTS
				001-4601-4221	1,026.99
		21027		Total :	1,173.70
92702	8/22/2019	00262	CALIFORNIA MARKING DEVICE	6312	MAT REQ 868984/COWLEY/NAME PLATE
				001-1121-4305	18.62
				6351/Mat Req 868971	COWLEY/NAMEPLATE/"POSTED PURSUANT" STAMP
				001-1121-4305	59.13
		00262		Total :	77.75
92703	8/22/2019	00364	DEPARTMENT OF JUSTICE	394021	MAT REQ 768292/FINGERPRINTING/JUL19
				001-1203-4251	256.00
		00364		Total :	256.00
92704	8/22/2019	00181	EASY READER	Statement No. 4750	MAT REQ 868983/LEGAL ADS/JUL19
				001-1121-4305	821.63

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92704	8/22/2019	00181	EASY READER	(Continued)	Total : 821.63
92705	8/22/2019	06293	FEDEX KINKOS INC	008200528534 MAT REQ 549832/LIGHTHOUSE EVENT/PHOTOS	
				001-1101-4319	5.87
			008200532918	REQ 549834/MAYOR/BUS CARDS FOR CHINA	
				001-1101-4305	49.26
			008200534186	MAT REQ 773816/PIER CLOSURE SIGN	
				001-4601-4305	73.91
		06293		Total :	129.04
92706	8/22/2019	20373	FLOW N CONTROL, INC.	5115 35TH ST PUMP/SCE UPGRADE COMPATIBILITY	
				160-3102-4201	1,200.00
		20373		Total :	1,200.00
92707	8/22/2019	19884	FRONTIER	310-318-9800-1204155 CHAMBERS EOC ANALOG LINES/AUG19	
				715-1206-4304	1,437.96
			310-372-6373-0311045	PERSONNEL FAX LINE/AUG19	
				001-1203-4304	55.63
			323-159-2268-0924145	EOC CABLE & INTERNET/AUG19	
				001-1201-4304	291.19
		19884		Total :	1,784.78
92708	8/22/2019	10836	GRAINGER	9255203193 REQ 686991/LAMINATOR FOR PARKING SIGNS	
				001-3104-4309	629.93
		10836		Total :	629.93
92709	8/22/2019	18132	JOHNSON, LESLIE	PO 33775 INSTRUCTOR PAYMENT/CLASSES 8112-5	
				001-4601-4221	518.00
			PO 33786	INSTRUCTOR PAYMENT/CLASSES 8112-5	
				001-4601-4221	3,626.00
		18132		Total :	4,144.00
92710	8/22/2019	10607	LOS ANGELES COUNTY DEPARTMENT	PO 33894 COUNTY'S SHARE OF PKG STRUCTURE INCOME	
				001-3306-4251	338,773.37
		10607		Total :	338,773.37
92711	8/22/2019	14693	PARS	43594 PARS ARS FEES/JUN19	
				001-1101-4185	15.08
				001-1204-4185	1.42
				001-3302-4185	6.99

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92711	8/22/2019	14693	PARS	(Continued)	
				001-4204-4185	13.09
				001-4101-4185	14.61
				001-4201-4185	14.61
				001-4601-4185	234.20
		14693		Total :	300.00
92712	8/22/2019	18547	PETTY CASH	PO 33897	
				PETTY CASH REIMBURSEMENT JUNE/JULY	
				001-1201-4305	166.13
				001-1201-4315	40.00
				001-2101-4305	48.45
				001-3302-4201	27.99
				001-4202-4317	84.56
				001-4601-4305	13.12
				001-4601-4308	222.08
				001-4601-4317	86.72
				117-5301-4315	19.49
		18547		Total :	708.54
92713	8/22/2019	18447	POSTMASTER	PO 33863	
				REPLENISH BULK POSTAGE #460 FOR PARKING	
				001-1204-4305	3,000.00
		18447		Total :	3,000.00
92714	8/22/2019	20932	RICHIE, JOHNATHAN	PO 33791	
				INSTRUCTOR PAYMENT/CLASSES 8124-6/31/4	
				001-4601-4221	1,575.00
				PO 33851	
				INSTRUCTOR PAYMENT/CLASSES 8124-6/31/4	
				001-4601-4221	4,725.00
		20932		Total :	6,300.00
92715	8/22/2019	16921	ROUND STAR WEST LLC	PO 33865	
				INSTRUCTOR PAYMENT	
				001-4601-4221	705.60
		16921		Total :	705.60
92716	8/22/2019	03353	SBCU VISA	000036 CC	
				SHAVED ICE FOR NATIONAL NIGHT OUT	
				001-3302-4201	1,200.00
				0015 CC	
				POLICE FUNERAL PLANNING E-BOOK	
				001-2101-4305	45.36
				09G0034513168 CC	
				PO 14505/WATER DELIVERY 6/13-7/12/19	
				001-2101-4305	296.08

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92716	8/22/2019	03353	SBCU VISA	(Continued)	
			1015070 CC	PW BUILDING INSPECTOR JOB AD 001-1203-4201	200.00
			2324 CC	HUDSON/MEMBERSHIP 001-1121-4315	55.00
			2367 CC	HUDSON/NUTS & BOLTS TRAINING 001-1121-4317	175.00
			24193347 CC	JOB AD/ENVIRONMENTAL ANALYST 001-1203-4201	470.80
			24744795 CC	JOB AD 001-1203-4201	501.60
			42-183479 CC	'19 TOYOTA PARK ENFORCE TRUCK/BED MAT 715-3302-5403	103.99
				715-3302-5403	9.88
			853146 CC	PIER AVE MEDIAN ROPE LIGHTS 301-8609-4201	3,041.74
			Email CC	SENIOR CENTER MUSIC SUBSCRIPTION/JUN19 001-4601-4328	9.99
			INV000701274 CC	30 PARKING CONES 001-4601-4201	913.63
			Order 13001706-2 CC	MAT REQ 773294/VIP UNIFORM JACKET 001-3302-4201	79.11
			Order 697068737 CC	COMMUNITY MOVIE NIGHT/GOODY BAGS 001-4601-4308	34.90
			Order 73461646 CC	24 PACKAGES OF INDEX TABS 001-1121-4305	98.88
				001-1121-4305	9.39
			Order FOS9602175E CC	REPLACEMENT PHONE - CLERK'S OFFICE 715-1206-4201	144.95
				715-1206-4201	13.77
			PO 33563 CC	REPLACEMENT MICROWAVE FOR JAIL 001-2101-4306	189.99
				001-2101-4306	18.05
			PO 33599 CC	BALLARD/RETIREMENT CAKE 001-2101-4305	24.99
			PO 33604 CC	VOICE RECORDER AND ACCESSORIES 001-2101-4305	217.31
			PO 33635 CC	COVER/KEYBOARD/STYLUS FOR 2 IPADS 001-4601-4305	90.10

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92716	8/22/2019	03353	SBCU VISA	(Continued)	
			PO 33665 CC	ICE FOR 4TH OF JULY DEPLOYMENT	
				001-2101-4305	53.91
				001-2101-4305	5.12
			PO 33848 CC	NEW CHAIRS FOR COUNCIL CHAMBERS	
				001-1201-5401	8,760.00
				001-1201-5401	832.20
			PO 33869 CC	ISKYSOFT VIDEO CONVERTER LICENSE	
				001-1121-4305	54.90
			PO 33869 Fee CC	FOREIGN CURRENCY CONVERSION FEE	
				001-1121-4305	0.55
			PO 33873 CC	BOOKS FOR PUBLIC WORKS SAFETY TRAINING	
				001-1203-4317	38.34
			PO 33882 CC	CALCULATORS FOR JOB APPLICANT TESTING	
				001-1203-4305	20.76
			Receipt CC	ORAL BOARD LUNCH	
				001-1203-4201	85.37
			Receipt CC	ORAL BOARD COFFEE	
				001-1203-4201	11.95
			Receipt CC	COUNCIL DINNER	
				001-1101-4305	244.77
			Receipt CC	COMMUNITY POLICE ADVISORY BOARD FOOD	
				001-3302-4201	120.91
			Receipts CC	ORAL BOARD LUNCHES	
				001-1203-4201	171.45
			Receipts CC	ORAL BOARD REFRESHMENTS	
				001-1203-4201	53.19
			Ref# GFL82NJEJ2 CC	RECRUITMENT AD/JUL19	
				001-2101-4305	13.69
			Ref# N346XMSEJ2 CC	RECRUITMENT POSTING/JUL19	
				001-2101-4305	25.00
			Ref# XVCBEW2FJ2 CC	RECRUITMENT AD/JUL19	
				001-2101-4305	25.00
			TransID 52667995 CC	DODGER GAME EXCURSION DEPOSIT	
				001-4601-4201	489.60
			TransID4503897816 CC	SENIOR CENTER MOVIE RENTAL/JUL19	
				001-4601-4328	1.75
				001-4601-4328	0.17

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92716	8/22/2019	03353	SBCU VISA	(Continued)	Total : 18,953.14
92717	8/22/2019	00018	SIMS WELDING SUPPLY CO INC	20036432 & 20053447	WELDING SUPPLIES/JUL19
		00018		001-3104-4309	281.42
				Total :	281.42
92718	8/22/2019	19829	SITEONE LANDSCAPE SUPPLY	93189670-001	MAT REQ 668212/LANDSCAPING SUPPLIES
		19829		001-6101-4309	140.70
				Total :	140.70
92719	8/22/2019	00170	SOCAL GAS	170-781-3287 9	YARD CNG STATION/JUL19
				715-3104-4310	40.06
				715-4204-4310	40.06
				715-6101-4310	40.07
		00170		Total :	120.19
92720	8/22/2019	00159	SOUTHERN CALIFORNIA EDISON CO	2-00-989-6911	ELECTRICITY/JUL19
				105-2601-4303	65.79
			2-00-989-7315	ELECTRICITY/JUL19	
				105-2601-4303	15,819.84
				001-4204-4303	1,568.47
			2-00-989-7315	ELECTRICITY/JUN19	
				105-2601-4303	553.25
			2-01-836-7458	ELECTRICITY/JUL19	
				105-2601-4303	12.31
			2-02-274-0542	ELECTRICITY/JUL19	
				001-6101-4303	10.16
			2-08-629-3669	ELECTRICITY/JUL19	
				001-4204-4303	75.82
			2-09-076-5850	ELECTRICITY/JUL19	
				105-2601-4303	52.67
			2-19-024-1604	ELECTRICITY/JUL19	
				001-4204-4303	2,686.07
			2-20-128-4825	ELECTRICITY/JUL19	
				001-3304-4303	2,861.32
			2-20-128-5475	ELECTRICITY/JUL19	
				001-4204-4303	288.72
			2-20-984-6369	ELECTRICITY/JUL19	
				105-2601-4303	41.22

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92720	8/22/2019	00159	SOUTHERN CALIFORNIA EDISON CO	(Continued)	
			2-21-400-7684	ELECTRICITY/JUL19	
				105-2601-4303	16.85
			2-23-687-8021	ELECTRICITY/JUL19	
				001-3104-4303	48.58
			2-26-686-5930	ELECTRICITY/JUL19	
				105-2601-4303	251.35
			2-31-250-3303	ELECTRICITY/JUL19	
				001-4204-4303	35.77
			2-37-909-1838	ELECTRICITY/JUL19	
				001-4204-4303	1,044.49
		00159		Total :	25,432.68
92721	8/22/2019	20236	SPECTRUM BUSINESS	0049969081119	
				PD CABLE/AUG19	
				001-2101-4201	72.09
		20236		Total :	72.09
92722	8/22/2019	09734	SUPERIOR PAVEMENT MARKINGS INC	11513	
				PIER/ARDMORE/MANHATTAN AVE/PAVE MARKING	
				147-8168-4201	17,611.00
		09734		Total :	17,611.00
92723	8/22/2019	18666	VERIZON BUSINESS SERVICES	71076740	
				VOIP PHONES/CITY HALL/FD/PD/FEB19	
				001-1101-4304	38.19
				001-1121-4304	60.10
				001-1132-4304	17.98
				001-1141-4304	36.00
				001-1201-4304	147.37
				001-1202-4304	89.90
				001-1203-4304	71.90
				001-1204-4304	107.95
				001-1208-4304	6.74
				001-2101-4304	805.63
				001-2201-4304	69.34
				001-4101-4304	132.02
				001-4201-4304	145.05
				001-4202-4304	204.53
				001-4204-4321	17.97
				160-3102-4201	17.99
				715-1206-4304	17.98

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CITY OF HERMOSA BEACH

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Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92723	8/22/2019	18666	VERIZON BUSINESS SERVICES	(Continued)	Total : 1,986.64
28 Vouchers for bank code : boa					Bank total : 439,567.82
28 Vouchers in this report					Total vouchers : 439,567.82

"I hereby certify that the demands or claims covered by the checks listed on pages 1 to 8 inclusive, of the check register for 8/22/19 are accurate funds are available for payment, and are in conformance to the budget."

By 

Finance Director

Date 8/22/19

08/28/2019 11:31:53AM


Check Register
CITY OF HERMOSA BEACH

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Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92724	8/28/2019	03353 SBCU VISA	Receipt CC	TRAFFIC ENGINEER INTERVIEW TEAM LUNCH 001-4101-4317	102.75
		03353		Total :	102.75
1 Vouchers for bank code : boa					Bank total : 102.75
1 Vouchers in this report					Total vouchers : 102.75

"I hereby certify that the demands or claims covered by the checks listed on pages 1 to 1 inclusive, of the check register for 8/28/19 are accurate funds are available for payment, and are in conformance to the budget."

By 
Finance Director
Date 8/28/19

Check Register
CITY OF HERMOSA BEACH

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Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92725	8/29/2019	11437	ADMINISTRATIVE SERVICES CO OP	5607 (PO 14432)	TAXI VOUCHER PROGRAM/JUN19
		11437		145-3404-4201	4,652.00
				Total :	4,652.00
92726	8/29/2019	12470	AMERICAS TROPHY COMPANY	PO 33586	MEMORIAL BENCH PLAQUE FOR TAYLOR MEYER
		12470		001-6101-5402	187.79
				Total :	187.79
92727	8/29/2019	08614	ASPEN ENVIRONMENTAL GROUP	3465.001-03	TRANSPACIFIC FIBER OPTIC EIR/MAY19
				001-2108	12,358.75
				3465.001-04	TRANSPACIFIC FIBER OPTIC EIR/JUN19
				001-2108	5,673.74
		08614		Total :	18,032.49
92728	8/29/2019	13361	AT&T MOBILITY	287016141723X0814201	PW/FANGARY/CELL PHONES/JUL19
				001-4202-4304	153.27
				001-1101-4304	23.77
		13361		Total :	177.04
92729	8/29/2019	17271	BARROWS, PATRICK	PO 33875	INSTRUCTOR PAYMENT/8060/9/70-3
		17271		001-4601-4221	2,037.00
				Total :	2,037.00
92730	8/29/2019	11196	BEE N' WASP NEST REMOVAL	954681	BEE REMOVAL AT 11TH & STRAND
		11196		001-3302-4201	400.00
				Total :	400.00
92731	8/29/2019	20942	BEST BEST & KRIEGER LLP	855527	GENERAL CITY ATTORNEY SERVICES/JUL19
				001-1131-4201	20,034.50
				855529	ATTORNEY/NORTH SCHOOL MOU/JUL19
				001-1131-4201	1,065.90
				855530	CITY ATTORNEY/INFILTRATION PROJECT/JUL19
				001-1131-4201	1,645.60
				855531	LEGAL/GREENWICH VILL UNDERGROUND/JUL19
				001-2133	1,421.20
				855532	LEGAL/PUBLIC RECORDS REQUESTS/JUL19
				001-1131-4201	2,616.30
				855533	CITY ATTORNEY SERVICES/LAND USE/JUL19

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CITY OF HERMOSA BEACH

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Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92731	8/29/2019	20942	BEST BEST & KRIEGER LLP	(Continued)	
			855534	001-1131-4201 CITY ATTORNEY SERVICES/CROSSFIT/JUL19	5,366.90
			855535	001-1133-4201 CITY ATTORNEY SERVICES/SANFORD/JUL19	8.60
			855536	001-1133-4201 CITY ATTORNEY SERVICES/HERMOSA RTI/JUL19	348.80
			855537	001-2108 LEGAL/PIER & STRAND HOTEL EIR/JUL19	342.00
			855538	001-2105 CITY ATTORNEY/HUMAN RESOURCES/JUL19	1,275.00
				001-1203-4201	6,774.40
		20942		Total :	40,899.20
92732	8/29/2019	06409	BLUE DIAMOND MATERIALS	1584110	
		06409		MAT REQ 673816/3 TONS OF ASPHALT 001-3104-4309	230.86
				Total :	230.86
92733	8/29/2019	20054	BURKE, WILLIAMS & SORENESEN	243520	
		20054		LEGAL SERVICES/LABOR NEGOTIATIONS/JUN19 001-1203-4201	10,738.00
				Total :	10,738.00
92734	8/29/2019	00262	CALIFORNIA MARKING DEVICE	6368/Mat Req 773312	
				001-2101-4305	65.70
			6376/Mat Req 773825	NAME PLATES/SENIOR, NICK, & RECREATION 001-4601-4305	55.85
		00262		Total :	121.55
92735	8/29/2019	09632	CDWG	TKS7215	
		09632		REQ 773311/PRINTER TONER/JAIL/RECORDS 001-2101-4305	568.91
				Total :	568.91
92736	8/29/2019	09694	CLEAN ENERGY	CE12218867	
				COMPRESSED NATURAL GAS/VEHICLES/JUL19 715-2601-4310	40.83
				715-3109-4310	31.04
				715-4601-4310	106.06
		09694		Total :	177.93
92737	8/29/2019	21479	CLIMATE ACCESS	1025	
				SEA LEVEL RISE VIRTUAL REALITY/MAR-JUN19 150-4107-4201	10,000.00

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92737	8/29/2019	21479	CLIMATE ACCESS	(Continued)	Total : 10,000.00
92738	8/29/2019	20398	CONTINENTAL MAPPING SERVICE	070219 (PO 14208)	PUBLIC NOTICE SERVICES/JUN19
		20398		001-4101-4201	4,550.00
				Total :	4,550.00
92739	8/29/2019	20781	COUNTY OF LOS ANGELES	C0009117	FIRE PROTECTION SERVICES/SEP19
				001-2202-4251	448,689.00
				180-2202-4251	3,589.00
				001-2202-5601	30,306.00
				001-2202-4111	10,630.00
		20781		Total :	493,214.00
92740	8/29/2019	21480	DAIR, GREGORY	PO 33925	BUS LIC 01136794 APPLICATION FEE REFUND
		21480		001-3877	35.00
				Total :	35.00
92741	8/29/2019	17868	DONNOE & ASSOCIATES, INC	7954	ADMIN ASST APPLICANT TEST RENTAL
		17868		001-1203-4201	880.00
				Total :	880.00
92742	8/29/2019	20611	DUDEK	20194800 (PO 12424)	CITY YARD REMEDIATION/JUN19
		20611		001-8615-4201	3,862.50
				Total :	3,862.50
92743	8/29/2019	01400	EFRAM MOBIL	008171 & 008175	VEHICLE FUEL PURCHASES/JUL-AUG19
		01400		715-2101-4311	69.93
				Total :	69.93
92744	8/29/2019	01962	FEDERAL EXPRESS CORP	6-716-21129	REQ 768294/DELIVERY TO DONNOE (VENDOR)
				001-1203-4305	81.15
				6-79-42973	MAT REQ 987301/RETURN PART TO VENDOR
		01962		715-3104-4311	12.49
				Total :	93.64
92745	8/29/2019	21096	FILE KEEPERS, LLC	INV000082 (PO 12873)	CD/SCANNING/APR19
		21096		715-1201-4201	4,377.00
				Total :	4,377.00
92746	8/29/2019	06344	FIRST CALL STAFFING, INC.	00709-165018	PW MGMT ANALYST TEMP W/E 7/21/19

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92746	8/29/2019	06344	FIRST CALL STAFFING, INC.	(Continued)	
				001-4202-4112	1,664.00
			00709-165147	PW MGMT ANALYST TEMP W/E 8/4/19	
				001-4202-4112	1,664.00
			00709-165206	PW MGMT ANALYST TEMP W/E 8/11/19	
				001-4202-4112	1,664.00
		06344		Total :	4,992.00
92747	8/29/2019	21402	FLYING LION, INC.	1077	
				TEEN CHOICE AWARDS DRONE SECURITY	
				001-2101-4201	2,400.00
		21402		Total :	2,400.00
92748	8/29/2019	19884	FRONTIER	310-372-6186-0831895	
				2ND FL CITY HALL CANON FAX 8/16-9/15/19	
				001-1121-4304	11.66
				001-1141-4304	11.66
				001-1201-4304	11.66
				001-1202-4304	11.66
				001-1203-4304	11.67
			323-155-6779-0822065	FIBER OPTIC LINE/AUG19	
				715-1206-4201	215.98
		19884		Total :	274.29
92749	8/29/2019	20600	GELB, WINIFRED D.	Parcel 4186-005-004	
				STREET LIGHT & SEWER TAX REBATE	
				001-6871	121.69
				105-3105	24.61
		20600		Total :	146.30
92750	8/29/2019	21477	GRACIE GLOBAL LLC	GG-08310	
				SIBBALD/CRUZ/SURVIVAL TACTICS LEVEL 1	
				001-2101-4317	1,990.00
		21477		Total :	1,990.00
92751	8/29/2019	10466	GRAHAM CO.	36581	
				PARKING STRUCTURE EMERGENCY LIGHT MAINT	
				001-3304-4201	1,360.00
		10466		Total :	1,360.00
92752	8/29/2019	14204	HARTZOG AND CRABILL INC	19-0171	
				TRAFFIC ENGINEERING/MAR19	
				148-8174-4201	7,351.46
				147-8174-4201	840.00
			19-0277	TRAFFIC ENGINEERING/APR19	
				001-3104-4201	6,127.50

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92752	8/29/2019	14204	HARTZOG AND CRABILL INC	(Continued)	
			19-0365	TRAFFIC ENGINEERING/MAY19	
				001-3104-4201	8,058.00
			19-0398	TRAFFIC ENGINEERING/JUN19	
				001-3104-4201	5,934.00
		14204		Total :	28,310.96
92753	8/29/2019	06518	HAYER CONSULTANTS INC	4037 (PO 14387)	
				PLAN CHECKS/DEC18	
				001-4201-4201	35,545.67
			4038 (PO 14387)	PLAN CHECKS/DEC18	
				001-4201-4201	29,175.20
			4056 (PO 14387)	PLAN CHECKS/MAR19	
				001-4201-4201	22,086.63
			4072 (PO 14387)	PLAN CHECKS/JUN19	
				001-4201-4201	29,673.50
		06518		Total :	116,481.00
92754	8/29/2019	19141	HUB INTERNATIONAL SERVICES	PO 33862	
				SPECIAL EVENT INSURANCE/JUL19	
				001-3897	184.80
		19141		Total :	184.80
92755	8/29/2019	12863	IPMA-HR	INV-47945-C0C9N3	
				MEMBERSHIP OCT19-SEP20	
				001-1203-4317	405.00
		12863		Total :	405.00
92756	8/29/2019	13840	JOHN M CRUIKSHANK, INC.	000015906	
				PCH ADA CURB RAMPS/APR19	
				150-8185-4201	336.00
			000016006	PCH ADA CURB RAMPS/JUN19	
				150-8185-4201	336.00
		13840		Total :	672.00
92757	8/29/2019	00118	LA SUPERIOR COURT - TORRANCE	PO 33843	
				PARKING CITATION SURCHARGES/JUN19	
				001-3302	60,745.60
		00118		Total :	60,745.60
92758	8/29/2019	00289	MCA DIRECT	2019072	
				2 REAMS OF ARCHIVAL PAPER	
				001-1121-4305	176.00
				001-1121-4305	51.72
		00289		Total :	227.72

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92759	8/29/2019	21033 NV5, INC	134802	SEWER LEVY ASSISTANCE 18/19 160-3102-4201	5,250.00
		21033		Total :	5,250.00
92760	8/29/2019	13114 OFFICE DEPOT	191440246001	PO 14428/BLACK OFFICE CHAIR 001-4601-4305	153.29
			2325968326	MAT REQ 837845/OFFICE SUPPLIES 001-1201-4305	90.33
			351532431001	MAT REQ 773817/LAMINATING POUCHES 001-4601-4305	92.11
			352322673001	MAT REQ 773818/PHONE PROTECTOR/TAPE 001-4601-4305	95.75
			353173521001	MAT REQ 868977/5 BOXES OF FOLDERS 001-1121-4305	84.48
			353205303001	MAT REQ 868978/10 PACKS OF USB STICKS 001-1121-4305	70.06
			353248636001	REQ 773310/OFFICE SUPPLIES FOR RECORDS 001-2101-4305	87.97
			353250545001	MAT REQ 868979/USB FLASH DRIVES 001-1121-4305	35.03
			353251339001	MAT REQ 868979/PLANNER/CLIPBOARD 001-1121-4305	21.99
			353301966001	MAT REQ 773776/OFFICE SUPPLIES 001-1202-4305	29.63
				001-1208-4305	24.87
		13114		Total :	785.51
92761	8/29/2019	19853 POMERANITZ, EFRAT G.	PO 33899	INSTRUCTOR PAYMENT/CLASS NO. 8169 001-4601-4221	420.00
		19853		Total :	420.00
92762	8/29/2019	01911 PROVIDENCE MEDICAL	GuarantorID600000284	REQ 768293/PRE-EMPLOY PHYSICAL/JUL19 001-1203-4320	50.00
		01911		Total :	50.00
92763	8/29/2019	13608 PSOMAS	153428 (PO 14107)	SEWER IMPROVEMENT DESIGN/JUN19 160-8416-4201	1,442.50
		13608		Total :	1,442.50

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92764	8/29/2019	21364	RANDLE, YURITZY	PO 33931/TR 779	REIMB/APA NATIONAL PLANNING CONFERENCE 001-4101-4317
		21364			145.13
				Total :	145.13
92765	8/29/2019	04800	RAY, JAY VINCENT	PO 33901	INSTRUCTOR PAYMENT/CLASSES 8101-3/82-3 001-4601-4221
		04800			6,014.90
				Total :	6,014.90
92766	8/29/2019	21483	RHODES, GARY	Refund	TOWING FEE REFUND 001-3302-4201
		21483			431.20
				Total :	431.20
92767	8/29/2019	14934	ROBERTSON, KEN	PO 33941/TR 771	REIMB/YOSEMITE LEADER/POLICY CONF 001-4101-4317
		14934			1,273.54
				Total :	1,273.54
92768	8/29/2019	11978	ROLLINS, BOB	PO 33933	REIMB/INTL CODE COUNCIL COURSE 001-4201-4315
		11978			165.00
				Total :	165.00
92769	8/29/2019	20683	ROTH, SIDNEY H.	Parcel 4181-024-017	STREET LIGHT & SEWER TAX REBATE 001-6871 105-3105
		20683			121.69 24.61
				Total :	146.30
92770	8/29/2019	16921	ROUND STAR WEST LLC	PO 33903	INSTRUCTOR PAYMENT/CLASSES 8180-8 001-4601-4221
		16921			4,040.40
				Total :	4,040.40
92771	8/29/2019	16425	SAFEWAY INC VONS	802603 thru 808699	SNACKS/DAY CAMP/THEATRE RFP INTERVIEWS 001-4601-4308
		16425			78.56
				Total :	78.56
92772	8/29/2019	20263	SCHAAF & WHEELER CONSULTING	31251	PIER SEA LEVEL RISE ANALYSIS/MAY19 122-8629-4201
		20263			3,710.00
				Total :	3,710.00
92773	8/29/2019	19829	SITEONE LANDSCAPE SUPPLY	93373829-001	MAT REQ 668213/LANDSCAPING SUPPLIES 001-6101-4309
					181.50

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92773	8/29/2019	19829	SITEONE LANDSCAPE SUPPLY	(Continued)	Total : 181.50
92774	8/29/2019	16339	SOUTHLAND FIRE ALARM GROUP INC	3147457 JAIL FIRE ALARM INSPECT/REPLACE BATTERIE 001-2101-4306	190.00
		16339			Total : 190.00
92775	8/29/2019	20236	SPECTRUM BUSINESS	0088884081619 PW YARD/CABLE/AUG19 001-4202-4201	127.22
				0241699081719 CITY HALL BACKUP INTERNET/AUG19 715-1206-4201	84.99
				035035982119 1301 HERMOSA/RCC CONNECTION/SEP19 001-2101-4304	139.99
				0352413082219 PD COMPUTER CIRCUITS/SEP19 001-2101-4304	271.46
				0402150081719 1301 HERMOSA/540 PIER CONNECTION/AUG19 001-2101-4304	783.16
		20236			Total : 1,406.82
92776	8/29/2019	10098	SPRINT	551834312-212 COMM RES/CELL PHONES/JUL19 001-4601-4201	162.59
		10098			Total : 162.59
92777	8/29/2019	15901	TRANSTECH ENGINEERS, INC	20191660 PROSPECT/6TH/ADA CURBS/MAY19 140-8687-4201	7,759.75
				20191661 PROSPECT/6TH/ADA CURBS/MAY19 140-8691-4201	6,907.50
				20191910 PROSPECT/6TH/ADA CURBS/JUN19 140-8687-4201	4,945.00
				20191911 PROSPECT/6TH/ADA CURBS/JUN19 140-8691-4201	5,328.63
		15901			Total : 24,940.88
92778	8/29/2019	00123	TRIANGLE HARDWARE	28449 thru 28486 MAINTENANCE SUPPLIES/AUG19 001-3104-4309	581.22
				001-3302-4309	54.70
				001-4204-4309	953.03
				001-6101-4309	300.30
				105-2601-4309	1,730.84
				301-8609-4201	3,468.83

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92778	8/29/2019	00123 TRIANGLE HARDWARE	(Continued)	715-4206-4309	91.02
				001-2021	175.11
				001-2022	-175.11
		00123		Total :	7,179.94
92779	8/29/2019	07052 TSENG AND ASSOCIATES INC	FY 18/19 Invoice	AB939 COMPLIANCE FY 18/19	
		07052		117-5301-4201	18,500.00
				Total :	18,500.00
92780	8/29/2019	18666 VERIZON BUSINESS SERVICES	71099412	VOIP PHONES/CITY HALL/FD/PD/MAR19	
				001-1101-4304	38.12
				001-1121-4304	60.12
				001-1132-4304	17.97
				001-2101-4304	804.97
				001-4101-4304	131.92
				001-4201-4304	144.98
				001-4202-4304	204.30
				001-4204-4321	18.00
				001-1202-4304	89.81
				001-2201-4304	-579.76
				001-1201-4304	147.18
				715-1206-4304	18.11
				001-1141-4304	35.95
				001-1203-4304	71.84
				001-1204-4304	107.83
				001-1208-4304	6.73
				160-3102-4201	17.98
			71120604	VOIP PHONES/CITY HALL/PD/APR19	
				001-1101-4304	38.17
				001-1121-4304	60.09
				001-1141-4304	35.92
				001-1203-4304	71.85
				001-1204-4304	107.82
				001-2101-4304	804.85
				001-4101-4304	131.88
				001-4202-4304	204.35
				001-4204-4321	17.99
				160-3102-4201	17.96

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
92780	8/29/2019	18666	VERIZON BUSINESS SERVICES	(Continued)	
				715-1206-4304	17.96
				001-1208-4304	6.75
				001-1201-4304	147.30
				001-1132-4304	17.94
				001-1202-4304	89.85
				001-4201-4304	144.86
			71147449	VOIP PHONES/CITY HALL/PD/MAY19	
				001-1101-4304	38.19
				001-1121-4304	60.13
				001-1132-4304	17.97
				001-1141-4304	35.93
				001-1201-4304	147.22
				001-1202-4304	89.78
				001-1203-4304	71.81
				001-1204-4304	107.81
				001-1208-4304	6.73
				001-2101-4304	804.99
				001-4101-4304	131.85
				001-4201-4304	144.87
				001-4202-4304	204.37
				001-4204-4321	17.97
				160-3102-4201	17.95
				715-1206-4304	17.97
			71185132	VOIP PHONES/CITY HALL/PD/JUN19	
				001-1101-4304	38.24
				001-1121-4304	60.36
				001-1132-4304	18.05
				001-1141-4304	36.10
				001-1201-4304	148.01
				001-1202-4304	90.28
				001-1203-4304	72.19
				001-1204-4304	108.42
				001-1208-4304	6.73
				001-2101-4304	808.03
				001-4101-4304	132.57
				001-4201-4304	145.47
				001-4202-4304	194.64
				001-4204-4321	18.05

Check Register
CITY OF HERMOSA BEACH

Page: 11

08/29/2019 5:32:04PM

Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
92780	8/29/2019	18666	VERIZON BUSINESS SERVICES	(Continued)	
				160-3102-4201	18.06
				715-1206-4304	18.05
		18666		Total :	7,080.38
92781	8/29/2019	03209	VERIZON WIRELESS LA	9835866963	COMM DEV CELL PHONES/JUL19
				001-4201-4304	159.77
				9835914508	EMERGENCY MANAGER/CELL PHONE/JUL19
				001-1201-4304	54.20
				9836207511	PD TRUNK MODEMS/AUG19
				001-2101-4304	418.11
		03209		Total :	632.08
92782	8/29/2019	19249	WEBIPLEX, INC.	3044	ELECTRONIC SUBPOENA SERVICE SUBSCRIP
				153-2106-4201	9,280.00
		19249		Total :	9,280.00
92783	8/29/2019	21423	WELCH, JULIE M	PO 33909	CITATION NO. 33001993 OVERPAYMENT
				001-3302	15.00
		21423		Total :	15.00
92784	8/29/2019	19757	WOOD ENVIRONMENT & INFRASTRUCT	S49832769 (PO 8512)	STRAND/PIER HOTEL ENVIRON IMPACT/JUN19
				001-2105	23,388.89
		19757		Total :	23,388.89
92785	8/29/2019	15815	YOUNG, DONALD CURTIS	PO 33910	INSTRUCTOR PAYMENT/CLASS NO. 7987
				001-4601-4221	504.00
		15815		Total :	504.00
198191225	8/22/2019	14691	ADMINSURE AS AGENT FOR THE	8/29/19 Check Run	WORK COMP CLAIMS REIMB/AUG19
				705-1217-4324	7,065.51
		14691		Total :	7,065.51
62 Vouchers for bank code : boa					Bank total : 937,975.14
62 Vouchers in this report					Total vouchers : 937,975.14

08/29/2019 5:32:04PM

Check Register
CITY OF HERMOSA BEACH

Page: 12

Bank code : boa

Voucher	Date	Vendor	Invoice	Description/Account	Amount
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"I hereby certify that the demands or claims covered by the checks listed on pages 1 to 12 inclusive, of the check register for 8/29/19 are accurate funds are available for payment, and are in conformance to the budget."

By 

Finance Director

Date 8/29/19



Staff Report

Staff Report

REPORT 19-0594

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

**ACTION MINUTES OF THE PARKS, RECREATION AND
COMMUNITY RESOURCES ADVISORY COMMISSION
MEETING OF AUGUST 6, 2019**

Recommended Action:

Staff recommends that the City Council receive and file the action minutes of the Parks, Recreation and Community Resources Advisory Commission meeting of August 6, 2019.

Attachments:

Minutes of August 6, 2019

Approved: Kelly Orta, Community Resources Manager



MINUTES

ADJOURNED REGULAR MEETING of the PARKS, RECREATION AND COMMUNITY RESOURCES ADVISORY COMMISSION

Tuesday, August 6, 2019 – Council Chambers, City Hall
1315 Valley Drive – 7:00 P.M.

Parks, Recreation and Community Resources Advisory Commission

Robert Rosenfeld
Jani Lange
Lauren Pizer Mains
Jessica Guheen
Barbara Ellman

Parks, Recreation and Community Resources Advisory Commission agendas and staff reports are available for review on the City's web site at www.hermosabch.org. Written materials distributed to the Parks, Recreation and Community Resources Advisory Commission within 72 hours of the meeting are available for public inspection immediately upon distribution in the Community Resources Department during normal business hours from Monday through Thursday, 7:00 a.m. - 6:00 p.m.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

Present: Commissioners Lange, Pizer Mains, Guheen and Ellman, Community Resources Manager Kelly Orta, Senior Recreation Supervisor Lisa Nichols, and Recreation Coordinator Kambria Vint.

Absent: Commissioner Rosenfeld.

4. **Announcements**
5. **Presentations**
 - A. None
6. **Miscellaneous Items and Reports – Community Resources Manager**
 - A. **Updates Regarding Items Previously on the Commission's Agenda**
 - B. **Teen Choice Awards**
 - C. **Summer Concert Series**
 - D. **Community Theater Needs Assessment**

7. **Public Comment**

Anyone wishing to address the Commission on items pertaining to parks and recreation that are not listed on the agenda may do so at this time. The Brown Act generally prohibits the Commission from taking action on any matter not listed on the posted agenda. Comments from the public are limited to three minutes per speaker. Please sign your name on the sign-in sheet at the conclusion of your comments.

Coming forward to address the Commission at this time (00:26:29)
Michael Epstein, Hermosa Beach Triathlon representative

Anthony Higgins, Hermosa Beach resident
Thomas Brodie, Hermosa Beach resident
Dency Nelson, Hermosa Beach resident
Cort Casady, Palos Verdes Peninsula resident
Trent Larson, Hermosa Beach resident
Wanda Johnston, Hermosa Beach resident
Cindy Vix, Hermosa Beach resident
John Hirshberg, Hermosa Beach resident
Carol Frey, Hermosa Beach resident
Peter Nolan, Hermosa Beach resident
Pat Graham, Hermosa Beach resident
Gregg Elliott, Hermosa Beach resident
Kristen Novoa, Manhattan Beach resident
Barbara Guild, Hermosa Beach resident
Carol Reznichuk, Hermosa Beach resident
Howard Fishman, Hermosa Beach resident
Kelly Sims, Hermosa Beach resident
Mike Kaplan, Hermosa Beach resident
Alya Lucas, Hermosa Beach resident

8. Correspondence

A. None

9. Consent Calendar

A. Approval of the Regular Meeting Action Minutes of July 2 and July 15, 2019

B. Approval of the June and July, 2019 Activity Reports

Motion by Commissioner Guheen to approve Items A and B on the Consent Calendar. Commissioner Ellman seconded the motion. Motion passed with a 4-0 vote.

10. Items Removed from the Consent Calendar for Separate Discussion

None.

11. Public Hearings

A. None

12. Matters for Commission Consideration

A. Consideration of Alternate Sites on the Beach for a Slackline Park in Response to a Resident Request for a Permanent Slackline Park in Hermosa Beach

Recommendation: Staff recommends that the Parks, Recreation and Community Resources Advisory Commission provide input on how to proceed with Ron Siegel's request for a dedicated slackline park on the beach, including the following options:

1. Consideration of a permanent slackline park located on the beach at one of the proposed locations:
 - a. On the sand between 18th and 19th Streets
 - b. On the sand between 24th and 26th Streets
2. Deny the applicant's request for a dedicated slackline park on the beach.

Coming forward to address the Commission at this time: (01:36:23)

Scott Friedman, Hermosa Beach resident
Robb Stroyke, Hermosa Beach resident
Rob Kole, Hermosa Beach resident
Sydney Reiner, Hermosa Beach resident

Steve Izant, Hermosa Beach resident
John Wallace, Hermosa Beach resident
Thomas Brodie, Hermosa Beach resident
Karynne Thim, Hermosa Beach resident
Michele Hampton, Hermosa Beach resident
Jerry Costello, Hermosa Beach resident
Sandy Seamann, Hermosa Beach resident
Michael Allen, Hermosa Beach resident
Mark Anello, Hermosa Beach resident
Susan Seamann, Hermosa Beach resident

Motion by Commissioner Guheen to deny the request for a dedicated slackline park on the beach. Commissioner Pizer Mains seconded the motion. Motion passed with a 4-0 vote.

Motion by Commissioner Guheen to direct staff to return to the Commission with recommendations on Municipal Code amendments regarding slacklining. Commissioner Ellman seconded the motion. Motion passed with a 4-0 vote.

B. Review of Pickleball Sound Study and Affirmation of the Commission's Previous Recommendations Regarding the Pickleball Courts and Existing Tennis Court

Recommendation: Staff recommends that the Parks, Recreation and Community Resources Advisory Commission:

1. Review the Pickleball Sound Study provided by Acoustics Group Inc. for the existing pickleball courts and proposed additional pickleball courts, located at Clark Field (861 Valley Drive); and
2. Review the Commission's previous recommendations regarding the existing pickleball and tennis courts and provide final recommendations for the City Council's consideration.

Coming forward to address the Commission at this time: (02:46:31)

Thomas Brodie, Hermosa Beach resident
James Scott, Hermosa Beach resident
Rob Kole, Hermosa Beach resident

Motion by Commissioner Guheen to receive and file the Pickleball Sound Study provided by Acoustics Group Inc. and for Acoustics Group Inc. provide a presentation to the Commission regarding costs for all five recommended options for sound mitigation. Commissioner Guheen seconded the motion. Motion passed with a 4-0 vote.

C. Community Resources Department 2019/2020 Budget Overview

Recommendation: Staff recommends that the Commission:

1. Receive and file the report; and
2. Provide input on desired information for future budget reports.

Commissioner Guheen asked that the Commission be involved the planning stages of the budget, especially Capital Improvement Projects (CIP) relating to recreation.

Commissioner Ellman requested that CIPs be ranked in order of importance.

Commissioner Lange requested revenue comparisons alongside the Department's performance measures.

Coming forward to address the Commission at this time: (03:13:38)

Thomas Brodie, Hermosa Beach resident

Motion by Commissioner Ellman to receive and file the report. Commissioner Guheen seconded the motion. Motion passed with a 4-0 vote.

13. Commissioner's Reports

A. Subcommittees

- i. Special Event (Lange and Ellman)
- ii. Community Theatre (Lange and Pizer Mains)
- iii. Municipal Leases (Rosenfeld and Pizer Mains)
- iv. Community Resources Department Use Policies (Ellman and Guheen)
- v. Clark Building Improvements Subcommittee (Ellman and Pizer Mains)

B. Commission Liaison Roles

- i. Surfers Walk of Fame
- ii. Access Hermosa

14. Items Requested by Commissioners

15. Other Matters

16. Adjournment

Motion by Commissioner Ellman to adjourn the meeting. Commissioner Guheen seconded the motion. Motion passed with a 4-0 vote.



Staff Report

Staff Report

REPORT 19-0582

Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019

**EXTENSION OF AGREEMENT WITH THE HERMOSA BEACH
YOUTH BASKETBALL LEAGUE TO PROVIDE A COED YOUTH
BASKETBALL LEAGUE FOR THE UPCOMING 2019/2020
REGULAR AND OPTIONAL SUMMER SEASON**
(Community Resources Manager Kelly Orta)

Recommended Action:

Staff recommends that the City Council approve the Second Amendment to the Hermosa Beach Youth Basketball League agreement, authorizing the last of two one-year extensions, to coordinate and manage the 2019-2020 coed youth basketball league and optional summer season.

Executive Summary:

For over 30 years, the Hermosa Beach Youth Basketball League (HBYBL) has managed and operated the coed youth basketball league each winter for South Bay children in grades kindergarten through eighth. Practices, games, and other league-related activities take place predominately at the indoor gymnasium located at the Community Center. Following a series of Requests for Proposals (RFPs) issued in 2016 and 2017, HBYBL has demonstrated its commitment to providing a quality youth sports program that has a strong leadership team focused on the sustainability of the league and the sportsmanship of its participants. Its current agreement with the City allows a final one-year extension, which if approved, will expire following a summer league in July 2020. Overall, staff is pleased with the positive changes HBYBL has continued to make to its organization and recommends approval of this one-year extension.

Background:

For over 30 years, HBYBL has managed and operated the coed basketball league each winter for South Bay youth in grades kindergarten through eighth. This league holds its events primarily in the Community Center gymnasium. Outdoor basketball courts and the Valley School gymnasium are also occasionally utilized for games and practices, as necessary. Each season, the league provides organized play for approximately 750 children. Most participants are Hermosa Beach residents with some residing in neighboring cities.

Staff Report

REPORT 19-0582

In Fall 2013, staff found that HBYBL was utilizing City facilities for its league activities without a formal agreement in place. The City entered into an agreement with HBYBL in November 2013 for a two-year term, expiring at the end of the 2015-2016 season. During this time, questions arose regarding the league's handling of disciplinary situations, its financial practices, and overall communication with league participants. At its expiration, a formal RFP was issued to provide the City an added level of oversight with the league and to ensure a quality program for residents. Additionally, a Youth Basketball Subcommittee was created by the Parks, Recreation and Community Resources Advisory Commission, which assisted in the review of proposals and selection of a preferred organization. Following a considerable amount of public testimony and a general concern over whether HBYBL could make positive changes toward a more community-focused league, the City Council awarded a one-year agreement to HBYBL for the 2016-2017 season at its meeting on September 27, 2016. The agreement included several requirements it had to comply with respect to many concerns, including:

1. Expansion of its Board by at least six (6) members that represent different organizations such as:
 - a. Parks, Recreation and Community Resources Advisory Commission;
 - b. Hermosa Beach City School District;
 - c. Hermosa Beach Education Foundation; and
 - d. 3 additional members who meet the following criteria:
 - i. Must have a child or family participating in the league;
 - ii. Must be a resident of Hermosa Beach; and
 - iii. Must have previous non-profit experience.
2. Improvements to the communication and outreach to league participants and parents;
3. Payment of a refundable deposit at the start of the season;
4. Organize and implement a mandatory coaches training program;
5. Be more proactive about civic and school district outreach for potential assistance/donations;
6. Manage the league strictly based on volunteerism; and
7. Present league overview to the Parks, Recreation and Community Resources Advisory Commission immediately following each season to provide updates and general financials of the season.

HBYBL quickly reorganized itself and implemented all the requirements into its 2016-2017 season. Following the completion of the season, another RFP was issued with HBYBL as the only responding organization. After review of its proposal and implemented changes in the previous season, staff was pleased with the efforts and positive changes HBYBL implemented and the City Council approved a one-year agreement with an option to extend for two additional one-year terms at its meeting on July 25, 2017.

Staff Report

REPORT 19-0582

Discussion:

Since commencement of its most recent agreement, HBYBL representatives have continued to demonstrate their commitment to providing a quality youth basketball program to Hermosa Beach and South Bay youth. Annually, league representatives have met with staff to provide updates regarding its league, presentations to the Parks, Recreation and Community Resources Commission on the outcomes of each season, and provide its Form 990, which outlines its previous year's financial information. Overall, staff has been very satisfied and appreciative of HBYBL's efforts and remains confident that it can provide this same quality of programming for the upcoming season.

Although this extension has the option to expire at either the conclusion of the regular season (March 2020) or following an optional summer league managed at the discretion of HBYBL (likely scheduled for July 2020), staff anticipates the issuance of an RFP in Spring 2020 for upcoming seasons.

General Plan Consistency:

PLAN Hermosa, the City's General Plan, was adopted by the City Council in August 2017. The partnership with HBYBL supports several PLAN Hermosa goals and policies that are listed below:

- Parks & Open Space
 - Goal 2. Abundant parks, open space, and recreational facilities to serve the community.
 - 2.1 Diverse programs and facilities. Offer diverse recreational programs and facilities to meet the needs of all residents.
 - 2.5 Shared use agreements. Work with adjacent jurisdictions, the school district, and private facilities to offer recreational opportunities or activities not available at City of Hermosa Beach facilities.
 - Goal 3. Community parks and facilities encourage social activity and interaction.
 - 3.5 Health and physical activity. Increase the availability of space and variety of activities that promote community health and physical activity such as community gardens, fitness stations/ equipment, and fields/courts.

Fiscal Impact:

While unknown at this time, there will likely be in-kind or monetary donations made at the conclusion of the 2019-2020 season donated by HBYBL for facility enhancements or projects throughout the City that will benefit Hermosa Beach residents. Hourly rental fees of \$25 will be charged for its use of the gymnasium and classrooms at the Community Center.

Attachments:

1. Agreement with HBYBL and First Amendment
2. Second Amendment to Agreement with HBYBL

Staff Report

REPORT 19-0582

Respectfully Submitted by: Kelly Orta, Community Resources Manager

Noted for Fiscal Impact: Viki Copeland, Finance Director

Legal Review: Mike Jenkins, City Attorney

Approved: Suja Lowenthal, City Manager

**AGREEMENT FOR USE OF THE HERMOSA BEACH COMMUNITY CENTER GYMNASIUM BETWEEN THE
CITY OF HERMOSA BEACH AND THE
HERMOSA BEACH YOUTH BASKETBALL LEAGUE**

This Agreement for Use of the Hermosa Beach Community Center Gymnasium (hereinafter called "Agreement") is made the 8 day of August, 2017 by and between the City of Hermosa Beach, a municipal corporation (hereinafter called "City") and Hermosa Beach Youth Basketball League, a California nonprofit public benefit corporation (hereinafter called "HBYB").

RECITALS

A. CITY is willing to make the Community Center Gymnasium, classrooms in the Community Center and outdoor basketball facilities available to HBYB for its annual youth basketball program for the 2017-2018 and 2018-2019 seasons pursuant to the terms and conditions of this Agreement.

B. HBYB desires a commitment from CITY to secure the Community Center Gymnasium and outdoor basketball facilities for practices and games in addition to classrooms in the Community Center, associated with its youth basketball program.

NOW, THEREFORE, in consideration of the foregoing and the promises contained herein, the parties agree as follows:

I. TERM AND PAYMENT.

a.) This Agreement shall commence upon the date hereof and shall continue until the completion of the 2018 Hermosa Beach Youth Basketball summer league. HBYB is authorized use of the enumerated facilities for both its winter (October – March) and summer (July) seasons during the term. This Agreement may be extended upon request by HBYB for two additional one-year terms in the exclusive discretion of the City. CITY shall act on such extension requests not later than ninety (90) days following receipt of HBYB's Form 990 for the immediately preceding fiscal year, as provided in Section II(i) below. During the term of this Agreement, CITY authorizes HBYB to use the Community Center Gymnasium, designated outdoor basketball facilities and designated classrooms within the Community Center for activities associated with regular league play as further set forth herein.

b.) HBYB agrees to pay CITY at the rental amount of \$25 per hour for use of the indoor facilities. All rental payments shall be made to the CITY, at the agreed upon date.

II. HBYB RESPONSIBILITIES.

a.) The HBYB League shall maintain its status as a non-profit organization.

b.) HBYB will provide, at its expense, all League equipment. HBYB will set up/tear down within the allocated rental times on a daily basis. HBYB shall have sole access to the storage room on the west-side of the gymnasium, accessed from the interior of the gymnasium. Additionally, HBYB shall set up said equipment in a cooperative and timely fashion, and at the daily close of League activities, take down, remove and/or store the equipment. A designated HBYB representative must remain on-site during the

entire set-up and tear-down process and during all league activities. The parties agree that, based on reasonable expectations, HBYB will rectify any outstanding "clean-up" deficiency.

c.) HBYB shall provide all necessary funds, staff, equipment, and materials necessary to adequately promote and seek sponsorship for the League at no expense to CITY. Any banners or other sponsor items displayed on interior walls of the gymnasium must be installed so as not to damage or permanently leave lasting marks on the infrastructure of the building. At the conclusion of the contract, HBYB shall remove all banners, flyers, promotional materials, and items relating to its league from the interior walls of the gymnasium.

d.) HBYB shall provide a designated representative to consult as necessary with the Community Resources Manager or CITY designee regarding all facets of League activities on city property. Final decisions will be made by CITY regarding compliance with the agreement as well as any issues that directly and/or adversely impact the community.

e.) HBYB, at its expense, shall provide for adequate trash removal. HBYB is required to clean the Gymnasium, classrooms and outdoor basketball facilities on a daily basis when utilized by HBYB, removing all trash associated with league activities. This includes, but is not limited to, sweeping and mopping of the gymnasium floor, trash removal throughout the courtyard and item removal from the gymnasium left behind from participants.

f.) HBYB shall provide a full schedule of all requested dates and times to the CITY no less than thirty (30) days prior to the start of league activities.

g.) The CITY will allow HBYB usage of additional classrooms located at the Community Center for League-related activities requested after the initial schedule of requested dates and times are submitted. Additional rooms are not guaranteed and will be based on availability. HBYB shall be responsible to comply with payment of fees at \$25 per hour associated with usage of additional classrooms by the agreed upon due date.

h.) HBYB shall continue to enforce and implement the following requirements:

- a. Maintain an expanded board that includes representatives from several community organizations and community members directly associated with the league.;
- b. Improve the process for parent/guardian responses to issues or concerns, including but not limited to providing signs, subject to CITY's approval, with contact information visible in the gymnasium;
- c. Pay a refundable deposit at the start of the season in an amount to be determined by the City Manager to the City for any damage or additional staff time spent as result of league activities;
- d. Organize and implement a mandatory coaches training program. Further, all new coaches will be required to attend an on-site seminar, organized by HBYB each season. Returning coaches may elect to take part in an online course, if available and provided by the coaches training program, in lieu of attending the on-site seminar;
- e. Be more proactive about civic and school district outreach for potential assistance/donations;
- f. Present league overview to the Parks, Recreation and Community Resources Advisory Commission immediately following each season to provide updates and general financials of the season.

- g. Manage the league purely on a volunteer basis (no stipends or salaries for Board members or others) and contribute league revenues to the community or for the betterment of the program.
- h. HBYB shall further review and update their bylaws to be consistent, including, but not limited to, the following:
 - i. Sections that reference compensation to Board Members to further clarify that the league is managed strictly on volunteerism;
 - ii. Term lengths of Board Members; and
 - iii. Loans to Officers.
- i. HBYB shall provide CITY with its Form 990 for each fiscal year during the term of this Agreement, or any extended term, commencing with the Form 990 for 2016, as soon as it is available.

III. CITY RESPONSIBILITIES.

- a.) CITY shall permit HBYB to conduct the Hermosa Beach Youth Basketball League(s) in the Community Center Gymnasium located at the Community Center, 710 Pier Avenue, Hermosa Beach and designated outdoor basketball court for practices only., and designated classroom(s) in the Community Center
- b.) CITY shall provide a designated staff person as a contact regarding the total operation of League activities , especially in all matters pertaining to League liability and public safety. All decisions of the CITY designee shall be final with respect to any issues that involve compliance with this Agreement as well as any issues that directly and/or adversely impact the community. Said CITY designee shall consult with a designated representative of HBYB and it shall be the goal of the parties to reach mutual agreement on matters of League operation.
- c.) CITY shall provide to HBYB any CITY services required for the League such as police, fire, building inspection, etc. as deemed necessary by the respective Chief or Department Head. Cost of CITY personnel shall be assumed by HBYB.
- d.) CITY shall manage the raising and lowering of the nets and will follow the schedule given to staff at the start of each season. Changes to this schedule must be made in writing at least 48 hours in advance.

IV. CARE AND MAINTENANCE OF PREMISES.

- a.) HBYB acknowledges that the premises are in good order and repair. HBYB shall maintain the condition of premises in good and safe conditions and shall surrender the same at termination hereof, in as good condition as received, with normal wear and tear excepted.
- b.) The CITY shall be responsible for the building maintenance and associated mechanical repairs that are necessary to maintain the current condition of the property. Should maintenance be deemed necessary, it is the responsibility of the HBYB to contact the CITY immediately to report the issue.
- c.) All City properties are smoke free facilities. With the exception of certified service animals, no pets are allowed in the building.

d.) HBYB shall not, without first obtaining the written consent from the CITY, make any alterations, additions, or improvements, in, to or about the premises. HBYB shall not be responsible for any capital improvements which need to be made to the premises during the course of this Agreement.

IV. INSURANCE.

a.) At least ten (10) days prior to the start of league activities at the Community Center, HBYB shall provide CITY a Certificate of Insurance providing personal injury and property damage liability insurance naming CITY, and County of Los Angeles, their officers, employees and agents as additional insured with a minimum coverage of **\$2 million combined single limit coverage**. Insurance is to be placed with insurers with a current AM Best's rating of no less than A:VII. Said insurance shall not be canceled or altered without thirty (30) days' notice in writing to CITY.

b.) HBYB insurers shall be primarily responsible for any and all liability resulting from or arising out of the performance of the contract and CITY and their insurers shall not be required to contribute.

c.) For insurance purposes, the League area shall be defined to include any and all areas occupied or affected by the League.

d.) HBYB shall hold harmless, defend and indemnify the CITY, its officers, employees and volunteers from and against any and all liability, loss, damage expense, and costs (including without limitation costs and fees of litigation), of every nature arising out of or in connection with HBYB's League and performance of the League hereunder or its failure to comply with any of its obligations contained in this Agreement except such loss or damage which was caused by the sole negligence or willful misconduct of the CITY.

V. ADVERTISING.

a.) All sponsor signs, props, product facsimiles, etc. deemed necessary by HBYB to identify the League, shall be approved as to location and content by CITY.

b.) As stated in section 2c, these items must be removed at the conclusion of the contract.

VI. CONCESSIONS.

a.) HBYB is not permitted to sell, serve, or distribute food or drink items (excluding water) in the gymnasium. HBYB agrees to make every effort to ensure League participants do not bring food or drink items into the Gymnasium for League activities.

VII. INDEPENDENT CONTRACTOR.

CITY and HBYB shall each be and act as independent contractors and under no circumstances shall this agreement be construed as one of agency or partnership between CITY and HBYB. Each party acknowledges and agrees that it neither has nor will give the appearance or impression of having any legal authority to bind or commit the other party in any way other than as authorized by this Agreement. Nothing

in this Agreement shall be construed to create a joint venture between the parties hereto or to obligate either party for debts or obligations incurred by the other party in the performance of this Agreement.

VIII. COMPLIANCE WITH THE LAW.

Should it be determined that this Agreement or any provision hereof violates any federal, state, or local law or regulation, then the parties shall promptly modify this Agreement to the extent necessary to bring about compliance with such law and/or regulation; provided, however, that if such modification would cause this Agreement to fail in its essential purpose or purposes, it shall be deemed cancelled by mutual agreement of the parties and neither party shall have any further obligations or liabilities with respect to this Agreement.


IX. ENTIRE AGREEMENT.

This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes any and all prior understandings or agreements in regard hereto. This Agreement cannot be altered or modified except by an agreement in writing signed by both parties.

CITY OF HERMOSA BEACH



Mayor, Justin Massey



City Manager, Sergio Gonzalez

ATTEST



City Clerk, Elaine Doerfling

APPROVED AS TO FORM




City Attorney, Michael Jenkins

HBVB



HBVB Representative (name)



HBVB Representative (signature)

**FIRST AMENDMENT TO HERMOSA BEACH YOUTH BASKETBALL LEAGUE
AGREEMENT**

This First Amendment to Hermosa Beach Youth Basketball League Agreement ("First Amendment") is entered into by and between the City of Hermosa Beach, a municipal corporation ("City") and the Hermosa Beach Youth Basketball League ("HBYB") as of 9-5, 2018.

RECITALS

- A. City and HBYB are parties to that Hermosa Beach Youth Basketball League Agreement dated August 8, 2017 (the "Agreement") pursuant to which City authorized HBYB to organize, coordinate, manage and oversee a seasonal co-ed youth basketball league with primary league activities located at the Community Center gymnasium between October and March of each year in addition to a summer season in July.
- B. The parties desire to extend the Agreement for one (1) additional year through July 31, 2019.

NOW, THEREFORE, in consideration of the foregoing, the Agreement is amended as follows:

1. Section 1(a) of the Agreement entitled "Term and Payment" is amended to read as follows:
 - (a.) The Agreement shall continue in effect through the 2018/2019 basketball season, from October 1, 2018 through March 30, 2019, in addition to the 2019 summer season in July. During the term of this Agreement, CITY authorizes HBYB to use the gymnasium for activities associated with regular league play.

Except as above modified, in all other respects the Agreement is hereby reaffirmed in full force and effect.

HERMOSA BEACH YOUTH BASKETBALL
LEAGUE



PRESIDENT

CITY OF HERMOSA BEACH

By 

JEFF DUCLOS, MAYOR

ATTEST:



CITY CLERK

SECOND AMENDMENT TO HERMOSA BEACH YOUTH BASKETBALL LEAGUE AGREEMENT

This Second Amendment to Hermosa Beach Youth Basketball League Agreement (“Second Amendment”) is entered into by and between the City of Hermosa Beach, a municipal corporation (“City”) and the Hermosa Beach Youth Basketball League (“HBYB”) as of _____, 2019.

RECITALS

- A. City and HBYB are parties to that Hermosa Beach Youth Basketball League Agreement dated August 8, 2017 (the “Agreement”) pursuant to which City authorized HBYB to organize, coordinate, manage and oversee a seasonal co-ed youth basketball league with primary league activities located at the Community Center gymnasium between October and March of each year in addition to a summer season in July.
- B. The parties extended the Agreement through execution of a First Amendment for one (1) additional year through July 31, 2019.
- C. The parties now desire to extend the Agreement through an additional one-year term through July 31, 2020.

NOW, THEREFORE, in consideration of the foregoing, the Agreement is amended as follows:

- 1. Section 1(a) of the Agreement entitled “Term and Payment” is amended to read as follows:
 - (a.) The Agreement shall continue in effect through the 2019/2020 basketball season, from October 1, 2019 through March 30, 2020, in addition to the 2020 summer season in July. During the term of this Agreement, CITY authorizes HBYB to use the gymnasium for activities associated with regular league play.

Except as above modified, in all other respects the Agreement is hereby reaffirmed in full force and effect.

HERMOSA BEACH YOUTH BASKETBALL
LEAGUE

PRESIDENT

CITY OF HERMOSA BEACH

By _____
STACEY ARMATO, MAYOR

ATTEST:

CITY CLERK



Staff Report

Staff Report

REPORT 19-0602

Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019

**REQUEST TO CONSENT TO PARTIAL ASSIGNMENT
OF FIBER OPTIC CABLE EASEMENT RIGHTS AND
OBLIGATIONS BETWEEN RTI INFRASTRUCTURE, INC.
AND PACIFIC CARRIAGE LIMITED INC.**

(City Attorney Mike Jenkins)

Recommended Action:

Staff recommends that the City Council:

1. Review and approve the partial assignment of the Fiber Optic Cable Easement to Pacific Carriage Limited; and
2. Direct the City Manager to execute and the City Clerk to attest to the partial assignment agreement.

Background:

RTI Infrastructure, Inc. (RTI-I), formerly known as MC Global BP4, Inc., and the City of Hermosa Beach executed a Fiber Optic Cable Easement and Associated Construction Easement recorded as document number 20160974447 on August 17, 2016 (**Attachment 1**). A partial assignment(s) was contemplated in the Easement agreement as reflected in Section 4.13 of the Easement.

On March 8, 2019, RTI-I notified the City that it had installed the terrestrial support facilities (landing pipes, underground conduit systems, etc.) to support four subsea fiber optic cable systems within the City, with one such cable system, the Southeast Asia-United States Cable System (SEA-US), installed as of the date of their letter (**Attachment 2**). RTI-I is now working on arrangements to install three other cable systems. Two of the systems will remain under RTI-I's control and authority. However, the owners of one of the proposed systems, the SX-NEXT system, require that they have direct control over their system and thus require a partial assignment of RTI-I's rights and obligations under the above referenced Easement.

In accordance with Section 4.13 of the Easement, RTI-I is providing notice to the City of Hermosa Beach of their intention to assign an undivided one quarter (1/4) interest in the Easement to the party described below:

Staff Report

REPORT 19-0602

Assignee:

Pacific Carriage Limited, with a principle place of business at:
Level 5, Resimac House, 45 Johnston Street
Wellington 6011 New Zealand

The undivided 1/4 interest is intended to cover only one cable system regardless of any potential future amendments or assignments. Attached is the Assignment of Easement Rights and Obligations (**Attachment 3**) that RTI-I intends to execute with Pacific Carriage Limited.

It is important to note that RTI-I is currently working with the City to amend the easement to allow for additional future facilities. That amendment will not be completed until well after this partial assignment is consummated. That amendment, if granted, will be exclusive of this assignment.

General Plan Consistency:

This report and associated recommendation have been evaluated for their consistency with the City's General Plan. Relevant Policies are listed below:

Infrastructure Element

- **1.5 New technologies.** When feasible, utilize emerging technologies and funding strategies that improve infrastructure efficiency, sustainability, and resiliency.
- **6.2 Below ground utilities.** Encourage the phase out and replace overhead electric lines with subsurface lines to reduce visual obstructions and the need for utility poles which can impede sidewalk accessibility.
- **6.4 Innovative and renewable technology.** Encourage the exploration and establishment of innovative and renewable utility service technologies. Allow the testing of new alternative energy sources that are consistent with the goals and policies of PLAN Hermosa and comply with all relevant regulations.
- **7.1 Accommodate future technologies.** Encourage telecommunications providers and building developments to size infrastructure and facilities to accommodate future expansion and changes in the need for technology.
- **7.2 Appropriate siting of telecommunications infrastructure.** Design and site all facilities to minimize their visibility, prevent visual clutter, and reduce conflicts with surrounding land uses while recognizing that the entire community can have access to communication infrastructure.
- **7.3 Co-location of facilities.** Encourage telecommunications facilities located adjacent to, on, or incorporated into existing or proposed buildings, towers, or other structures.
- **7.4 Emergency services technology.** Prioritize telecommunications services used for the safety and well-being of the community.

Staff Report

REPORT 19-0602

- **7.5 Access for all.** Encourage the installation and availability of facilities that provide free telecommunication access at key activity and business centers throughout the community.

Fiscal Impact:

There are no fiscal implications to the City resulting from this action.

Attachments:

1. August 17, 2016 Fiber Optic Cable Easement and Associated Construction Easement
2. March 8, 2019 Letter from RTI-I
3. Assignment of Easement Rights and Obligations between RTI-I and Pacific Carriage Limited

Respectfully Submitted by: Mike Jenkins, City Attorney

Noted for Fiscal Impact: Viki Copeland, Finance Director

Approved: Suja Lowenthal, City Manager

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20160974447



Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/17/16 AT 09:44AM



FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00



LEADSHEET



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DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDED AT THE REQUEST OF AND
WHEN RECORDED MAIL TO:
CITY OF HERMOSA BEACH

City Clerk's Office
1315 Valley Drive
Hermosa Beach, California 90254

CITY OF HERMOSA BEACH

OFFICIAL BUSINESS
Document entitled free recordation
pursuant to Government Code
Section 27383

Document Number:12467293



Batch Number:7726924



COUNTY: Los Angeles

SPACE ABOVE THIS LINE FOR RECONDER'S USE

FIBER OPTIC CABLE EASEMENT AND ASSOCIATED CONSTRUCTION EASEMENT

THE CITY OF HERMOSA BEACH, hereinafter referred to as Grantor, for the consideration specified in this Easement Agreement, does hereby grant to **MC Global BP4, INC.**, and its successors and assigns, hereinafter referred to as Grantee, a non-exclusive easement for fiber optic cables purposes and an exclusive easement for construction purposes as provided below. These easements consist of the following attached and incorporated parts:

Section 1	Summary of Basic Provisions
Section 2	Special Provisions
Section 3	Description of Easement Areas
Section 4	General Provisions

Tax declaration

Transfer tax due: 0

City representative declaring 0 transfer tax due:

Linda E. Abbott, DEPUTY CITY CLERK

LEA 7/20/2016

Section 1

SUMMARY OF BASIC PROVISIONS

MAILING ADDRESSES:

MC Global BP4, Inc
268 Bush Street, #77
San Francisco, CA 94104
Attn: Russell Matulich, Chief Executive Officer

City of Hermosa Beach
1315 Valley Drive
Hermosa Beach California 90254
Attn: City Manager

LOCATION:

Through the public right of way in the locations described in Section 3 and across the beach, tidelands and submerged lands in the locations described in Section 3.

LAND USE OR PURPOSE:

The construction, installation, operation, maintenance, and use of no more than four fiber optic cable systems. Such improvements will provide additional capacity for global voice and data transmission and global access to planned and existing land-based communication networks in the project area.

TERM:

25 years with two five year options that may be exercised by Grantee.

CONSIDERATION FOR EASEMENT TO USE BEACH AND WITHIN THE PUBLIC RIGHT OF WAY:

Consideration paid for the easement to use **the beach and public rights of way** by the four cable systems shall aggregate to a lump sum amount of \$1,100,000 plus annual payments for the four cable systems totaling \$300,000. The schedule of payments will be in accordance with Section 2.5.

CONSIDERATION FOR EASEMENT WITHIN TIDELANDS AND SUBMERGED LANDS:

Consideration for the easement to use **tide lands and submerged lands** by the four cable systems shall aggregate to a lump sum amount of \$800,000. The schedule of payments will be in accordance with Section 2.6.

Section 2

SPECIAL PROVISIONS

2.1 Fiber Optic Cables Easement

Grantor for itself and for its successors and assigns, hereby grants, establishes and conveys to Grantee, its successors and assigns a nonexclusive easement (the "Cable Easement") along, over, under and across the property described in Section 3 (the "Cable Easement Area") for the purposes of installing, using, operating, maintaining, upgrading, repairing, modifying, relocating and removing no more than four fiber optic cable systems and any related appurtenances and equipment, which appurtenances and equipment include, without limitation, conduit and manholes, power cables (collectively, the "Cables"). The terrestrial, portion of the Cables shall be located underground and the marine portion of the Cables shall be buried as described in the certified environmental impact report prepared for each Cable project. Grantor also grants to Grantee access to, over and across the Cable Easement Area to the extent reasonably necessary to effectuate any of the purposes for which this Cable Easement is granted. Each Cable shall be laid (or relocated, if necessary) within reasonable proximity to the location described in Section 3. Additionally, the parties agree that the description of the Cable Easement Area will be conformed to match a centerline identified by the precise location of each Cable disclosed by its "as built" survey required under Section 4.1.

2.2 Construction Easement

During periods of construction of each of the four cable systems, Grantor, for itself and for its successors and assigns, hereby grants, establishes and conveys to Grantee, its successors and assigns a temporary exclusive easement (the "Construction Easement") along, over, under and across the Property described as the Construction Easement Area in Section 3 and shown schematically in Section 3 (the "Construction Easement Area") for the purposes of installing, constructing and locating each Cable. Grantor also grants to Grantee access to, over and across the Construction Easement Area to the extent reasonably necessary to effectuate any of the purposes for which this Construction Easement is granted. The temporary Construction Easement for each Cable shall terminate 30 days after its "System Operational Date", as defined in Section 2.12.

2.3 Term

Except as otherwise provided herein, the term of this Cable Easement is twenty five (25) years (the "Term"), beginning on the System Operational Date of the first Cable to be installed.

2.4 Extension of Term

Grantee shall have the option to extend this Cable Easement for two (2) additional terms of five (5) years each. Grantee shall exercise this option by providing written notice of its election to

extend the term at least six (6) months prior to the expiration of the Term (the "Notice of Extension"). Grantee shall not be entitled to extend the Term if it is in default under the terms of this Easement Agreement at the time the option to renew is exercised. The terms and conditions of any extension shall be the same as set forth in this Easement Agreement.

2.5 Compensation for Cable Easement and Associated Construction Easement for the use of the Beach and Public Right of Way

In exchange for those rights granted under this Easement Agreement in the beach and public right of way for the four Cables, Grantee shall pay to Grantor an aggregate sum of One Million One Hundred Thousand Dollars (\$1,100,000) plus annual payments totaling Three Hundred Thousand Dollars (\$300,000). This consideration will be paid according to the following schedule:

1. For the **first** cable system:
 - a. Lump sum consideration in the amount of \$330,000 will be paid within 30 days of the System Operational Date (as defined in Section 2.12) of the first cable system, including its segment landing in the City (the "**First System Operational Date**"); and
 - b. Annual consideration in the amount of \$90,000 will be paid in quarterly installments of \$22,500 each beginning on the first anniversary of the First System Operational Date and continuing quarterly for the Term of the Easement.
2. For the **second** cable system:
 - a. Lump sum consideration in the amount of \$264,000 will be paid within 30 days of the Systems Operational Date of the second cable system, including its segment landing in the City (the "**Second System Operational Date**"); and
 - b. Annual consideration in the amount of \$72,000 will be paid in quarterly installments of \$18,000 each beginning on the first anniversary of the Second System Operational Date and continuing quarterly for the Term of the Easement.
3. For the **third** cable system:
 - a. Lump sum consideration in the amount of \$253,000 will be paid within 30 days of the System Operational Date of the third cable system, including its segment landing in the City (the "**Third System Operational Date**"); and
 - b. Annual consideration in the amount of \$69,000 will be paid in quarterly installments of \$17,250 each beginning on the first anniversary of the Third System Operational Date and continuing quarterly for the Term of the Easement.
4. For the **fourth** cable system:
 - a. Lump sum consideration in the amount of \$253,000 will be paid within 30 days of the System Operational Date of the fourth cable system, including its segment landing in the City (the "**Fourth System Operational Date**"); and
 - b. Annual consideration in the amount of \$69,000 will be paid in quarterly installments of \$17,250 each beginning on the first anniversary of the Fourth System Operational Date and continuing quarterly for the Term of the Easement.

CPI Adjustment. The annual fees for each cable system set forth in this Section shall be adjusted beginning with the payment due upon the fifth anniversary of the System Operational Date of the first Cable, and again each five years thereafter for the remainder of the Term. The adjustment shall be up or down in accordance with the change in the United States Department of Labor,

Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers, Los Angeles/Anaheim/Riverside Average, Subgroup "All Items" (or in accordance with a comparable index if that Consumer Price Index is no longer available) as calculated using the most recent three year average for the index. Such adjustment shall be capped, without regard to the change in the index, at a maximum of plus or minus ten percent for the interval of adjustment.

2.6 Compensation for Easement to Use Tidelands, and Submerged Lands and Associated Construction Easement

In exchange for those rights granted Grantee under this Easement Agreement for use by the four Cables of the tidelands and submerged lands, Grantee shall pay to Grantor amounts aggregating to Eight Hundred Thousand Dollars (\$800,000). This consideration will be paid according to the followings schedule:

1. Within 30 days of the First System Operational Date: a lump sum amount of \$240,000 will be paid.
2. Within 30 days of the Second System Operational Date: a lump sum amount of \$192,000 will be paid.
3. Within 30 days of the Third System Operational Date: a lump sum amount of \$184,000 will be paid.
4. Within 30 days of the Fourth System Operational Date: a lump sum amount of \$184,000 will be paid.

2.7 Default and Termination

Any material failure to comply with a material term of this Cable Easement or the conditions of Hermosa Beach Precise Development Plan No.14-11 shall be considered a material breach of this Easement Agreement. The party aggrieved by such breach may deliver a Notice of Default to the party in breach specifying such noncompliance and the appropriate cure. If the breach has not been corrected within a period of 120 days after receipt of the Notice of Default, or in the case of breach of an obligation to pay money or to maintain required insurance in full force and effect, within thirty (30) days after receipt of the Notice of Default, then the aggrieved party may terminate this Easement Agreement. Notwithstanding the foregoing, if the breach cannot reasonably be corrected during its applicable cure period, then the aggrieved party may not terminate this Easement Agreement if the breaching party begins to correct such noncompliance during the cure period and thereafter diligently pursues corrective measures to completion.

2.8 Non Exclusivity and Non Interference

Grantee acknowledges that the Cable Easement is non-exclusive. However, Grantor may not lease, convey, or encumber the Cable Easement Area to third parties for facilities or improvements that may cross over or under any of the Cables except upon written approval of Grantee. Grantee shall approve any such request to lease, convey or encumber the Cable

Easement Area within thirty (30) days of receipt if Grantee reasonably determines that the proposed use of the Cable Easement Area will not be inconsistent with the Cable Easement, incompatible with the Cable Easement or interfere with Grantee's or any of its permitted assignee's use of the Cable Easement Area, including, without limitation, Grantee's or any such permitted assignee's ability to maintain and repair any of the Cables.

For clarity, Grantee shall be required to pay the amounts referenced in this Section 2.5 in respect of a particular Cable only if the Cable is installed in the Cable Easement Area or Construction Easement Area. However, should Grantee fail to install a particular Cable in the Cable Easement Area or the Construction Easement Area within one year of the Effective Date, any such easement granted to Grantee with respect to that Cable shall automatically terminate.

2.9 Schedule and Liquidated Damages

Prior to commencement of construction of a Cable, Grantee shall provide to Grantor a schedule for construction of the Cable that is reasonably acceptable to Grantor. The schedule shall provide for ninety (90) calendar days between the Effective Date of each Cable and the date of commencement of construction for the Cable (the "Commencement Date"). Upon presentation of a proposed schedule to Grantor, Grantor shall have fifteen business days to review the schedule. Unless Grantor provides Grantee with written notice that the schedule is not acceptable within that fifteen business day period, then the schedule shall be deemed accepted.

2.10 Future Landings

Prior to entering into any agreement with a local government to land any other underwater fiber optic cable system wholly owned by Grantee within Santa Monica Bay, Grantee shall enter into a thirty (30) day good faith negotiating period with Grantor to attempt to negotiate an agreement with Grantor which would provide that Grantee shall land the fiber optic cable within the City of Hermosa Beach.

2.11 Effective Date

This Easement Agreement shall not become effective as to each particular Cable unless and until Grantee receives a Coastal Development Permit and any additional approvals and permits required from the California Coastal Commission, and all other United States federal, state and local approvals and permits required to construct and operate the Cable and Grantor and Grantee each accept the conditions imposed upon the permits by those agencies. The date on which this Easement Agreement becomes effective as to each Cable is referred to herein as the "Effective Date" for the Cable.

Upon obtaining all required United States federal, state and local approvals and permits and acceptance by Grantor and Grantee of the conditions contained in those approvals and permits as to the first Cable, the parties hereto shall record a notice designating the date upon which this Easement Agreement becomes effective as to the first Cable.

2.12 System Operational Date

Each Cable will have its own System Operational Date. The "System Operational Date" of each Cable shall be that date at which the Cable is fully installed, the associated system-wide testing is completed and the Cable is approved to carry commercial traffic. Grantee shall notify Grantor of the System Operational Date of each Cable.

2.13 Internal Conflicts

In the event of any conflict between the provisions of Section 2 and Section 4 of this Easement Agreement, the provisions of Section 2 shall prevail.

Section 3

DESCRIPTION OF CABLE EASEMENT AREA

3.1 Description of Cable Easement Area for the First Cable

The first Cable will be the SEA-US Cable System. The description of its terrestrial and marine easement areas hereunder are as follows (as also shown in the attached figure “Proposed Terrestrial Facilities.”

Terrestrial Description: As part of the first phase of work, four landing pipes will be installed. Two will be installed into each of two landing sites. Additionally, a separate conduit system will be connected from each landing site to the building located at 1601 Pacific Coast Highway.

Longfellow Avenue - Landing Pipes: From the intersection of Longfellow Avenue and Hermosa Avenue, two alignments will extend westerly (seaward) along the Longfellow Avenue right of way to the beach; thence each will continue offshore a distance of approximately 3,000 feet to their respective termination points in the Pacific Ocean. The coordinates for each termination point will be provided once they are installed in accordance with Section 4.

Longfellow Avenue - Conduit System: From the landward end of the Landing Pipes described above, located within the Longfellow Avenue right of way near Hermosa Avenue, the conduit alignment will continue easterly within the Longfellow Avenue right of way to Manhattan Avenue; thence southerly within the Manhattan Avenue right of way to Twenty-Eighth Street; thence easterly within the Twenty-Eight Street right of way to the Greenbelt Bike Path; thence southerly within the Greenbelt Bike Path right of way to Sixteenth Street; thence easterly within the Sixteenth Street right of way to the building located at 1601 Pacific Coast Highway, Hermosa Beach, California.

Twenty-Fifth Street – Landing Pipes: From the intersection of Twenty-Fifth Street and Hermosa Avenue, two alignments will extend westerly (seaward) along the Twenty-Fifth Street right of way to the beach; thence each will continue offshore a distance of approximately 3,000 feet to their respective termination points in the Pacific Ocean. The coordinates for each termination point will be provided once installed in accordance with Section 4.

Twenty-Fifth Street – Conduit System: From the landward end of the Landing Pipes described above, located within the Twenty-Fifth Street right of way near Hermosa Avenue, the conduit alignment will continue easterly within the Twenty-Fifth Street right of way to Twenty-Fourth Place; thence easterly within the Twenty-Fourth Place right of way to the Greenbelt Bike Path; thence southerly within the Greenbelt Bike Path right of way to Sixteenth Street; thence easterly within the Sixteenth Street right of way to the building located at 1601 Pacific Coast Highway, Hermosa Beach, California.

Marine Description: Beginning at a point in the Pacific Ocean at the westerly limit of the City of Hermosa Beach, located approximately 3 nautical miles (3.45 statute miles) offshore at approximately coordinate 33° 51.132' N, 118° 27.723' W; the cable alignment will follow an east-northeasterly course through the following coordinates: 33° 51.172' N, 118° 27.572' W; 33°

51.282' N, 118° 27.148' W; 33° 51.633' N, 118° 26.052' W; and terminating at the end of one of the Landing Pipes described above at approximately coordinate 33° 52.067'N, 118° 24.877'W.

3.2 Description of Cable Easement Area for the Second Cable

The descriptions of the terrestrial and marine easement areas hereunder for the second Cable are as follows.

[The second cable system has not been identified as of the execution of this Easement Agreement. When the second cable system is identified, the appropriate legal descriptions will be provided and this Easement Agreement will be amended as necessary.]

Terrestrial Description: [General description (not surveyed legal description) to be provided]

Marine Description: [Route Position List to be provided]

3.3 Description of Cable Easement Area for the Third Cable

The descriptions of the terrestrial and marine easement areas hereunder for the third Cable are as follows.

[The third cable system has not been identified as of the execution of this Easement Agreement. When the third cable system is identified, the appropriate legal descriptions will be provided and the Easement Agreement will be amended as necessary.]

Terrestrial Description: [General description (not surveyed legal description) to be provided]

Marine Description: [Route Position List to be provided]

3.4 Description of Cable Easement Area for the Fourth Cable

The descriptions of the terrestrial and marine easement areas hereunder for the fourth Cable are as follows.

[The fourth cable system has not been identified as of the execution of this Easement Agreement. When the fourth cable system is identified, the appropriate legal descriptions will be provided and the Easement Agreement will be amended as necessary.]

Terrestrial Description: [General description (not surveyed legal description) to be provided]

Marine Description: [Route Position List to be provided]

Section 4

GENERAL PROVISION

4.1 As Built Drawings

Within six (6) months after the System Operational Date for each of the four Cables, Grantee shall provide Grantor with an "as built" survey and drawings in a form reasonably satisfactory to Grantor, for the purpose of establishing a final Cable Easement Area for each such Cable as provided in Section 2.1.

4.2 Notification of Maintenance Activities

Except in cases of emergency, Grantee shall provide Grantor with fifteen (15) days written notice of any significant activities to be undertaken by Grantee in the Cable Easement Area after the Commencement Date of each Cable. In cases of emergency, including, without limitation, a fault in a Cable, Grantee shall notify Grantor of such activity conducted on land, or conducted in the water but from a land based operation, no later than twenty four (24) hours after such activity is commenced and shall notify Grantor of such activity conducted in the water from a water borne vessel, not later than seventy two (72) hours after such activity is commenced. "Significant activity" means any maintenance or other activity (other than entry to and exit from the Cable Easement Area) that will be readily noticeable from surrounding property.

4.3 Permits

This Easement Agreement shall not become effective as to each Cable unless Grantor issues all permits necessary to construct the Cable, the permits allow construction of the Cable to begin immediately upon issuance of the final permit required to construct the Cable, and no such permit includes conditions that are inconsistent with the rights granted by this Easement Agreement or in addition to the conditions included in this Easement Agreement and Precise Development Plan No.14-11 except for those standard conditions imposed upon construction activities to protect vehicular and pedestrian safety during construction on public property. Unless mutually agreed upon in writing, this Easement Agreement shall expire thirty months from the date of Grantor's approval and signature of this Agreement if, for whatever reason, Grantee fails to obtain all necessary United States permits to construct the first Cable.

4.4 Repair of Damage

Grantee shall promptly repair, at its sole cost, all damages to any improvements which damages are caused directly by Grantee's activities. All work performed by Grantee shall be completed in a careful and worker like manner to Grantor's reasonable satisfaction, free of any claims or liens. Upon completion of any work performed by Grantee, Grantee shall remove all debris and restore the Cable Easement Area and the Construction Easement Area, as nearly as reasonably possible, to their condition prior to commencement of the Cable construction.

4.5 Hazardous Substances

Grantee covenants and agrees that Hazardous Substances will not be used, stored, generated, processed, transported, handled, released, or disposed of in, on, under, or above the Cable Easement Area or the Construction Easement Area, except in accordance with all applicable laws. In the event that during the construction and installation of a Cable, Hazardous Waste is discovered in the Cable Easement Area or the Construction Easement Area in any amount that would require remediation, and if such Hazardous Waste was not deposited in the subject Easement Area by Grantee, then Grantor shall promptly agree to any reasonable revision to the description of the subject Easement Area requested by Grantee in order to avoid further contact by the Cable or Grantee with such Hazardous Waste.

For the purposes of this Section, Hazardous Substances shall have the meaning given such term in Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C.

§ 9601 et seq., and applicable California law and the regulations promulgated thereunder. Also for the purposes of this Section, Hazardous Waste shall mean any hazardous, toxic or dangerous waste, substance or material, or contaminant, pollutant or chemical, known or unknown, defined or identified as such in (or for the purposes of) any existing or future local, State or federal law, statute, code, ordinance, rule, regulation, guideline, decree or order relating to human health or the environment or environmental conditions, including but not limited to the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C.

§ 6901 et seq.; the Toxic Substances Control Act ("TSCA"), 15 U.S.C. § 2601 et seq.; the Federal Water Pollution Control Act, 49 U.S.C. § 1801 et seq.; the Safe Drinking Water Act, 42 U.S.C. § 300 et seq.; the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq.; the Clean Air Act, 42 U.S.C. § 7401 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. App. § 1802 et seq.; and the Occupational Safety and Health Act, 29 U.S.C. § 651 et seq.

4.6 Removal of Facilities

Following the expiration of the Term or any earlier termination of the Cable Easement pursuant to Section 2.7, Grantor may require Grantee at its expense to remove the Cables from the Cable Easement Area and to restore the Cable Easement Area to its prior condition within a reasonable period of time specified by Grantor. Two years prior to the expiration of the Term of the Cable Easement, or any extension thereof, upon the request of Grantor, Grantee shall procure and file with Grantor a surety bond to secure the removal of the Cables and restoration of the Easement Area. The bond shall be issued by a surety authorized to do business in California and acceptable to Grantor and shall be in an amount mutually agreed upon by the parties to reflect the cost of removal of the Cables. In the alternative, Grantor may authorize Grantee to abandon the Cables in place. If Grantor authorizes Grantee to abandon the Cables in place, then Grantee shall cause to be executed, acknowledged, and delivered to Grantor such instruments as Grantor may require in order to convey ownership of the Cables to Grantor without payment of compensation or consideration of any kind.

4.7 Indemnities

Grantee shall indemnify, defend, and hold harmless Grantor, its employees, officers, and agents from any and all liability, damages, expenses, causes of action, suits, claims, costs, fees (including attorney's fees), penalties, or judgments, of any nature whatsoever, brought by or owed to third parties arising out of the operations of Grantee, its contractors, subcontractors, invitees, agents, employees, licensees, or permittees, except as may arise solely out of the willful or negligent act of Grantor or Grantor's officials, employees, contractors, or agents.

In the event that Grantor must conduct maintenance, repair or other underground activities in or near a Cable, Grantor will notify Grantee and Grantee shall provide a monitor to guide any activity in a manner that will avoid interference with the Cable.

4.8 Insurance

Grantee shall procure and maintain for the duration of the Cable Easement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with exercise of Grantee's rights under the Cable Easement or the Construction Easement. Insurance shall be of the type, in the amounts and subject to the provisions described below.

- 1) Commercial general liability coverage at least as broad as Insurance Services Office Commercial General Liability occurrence coverage ("occurrence" form CG0001, Ed. 11/88) with a limit of not less than \$2,000,000 per occurrence.
- 2) Business automobile liability insurance at least as broad as Insurance Services office form CA 0001 (Ed. 12/90) covering Automobile Liability, code 1 "any auto" and endorsement CA 0029 (Ed. 12/88) with a limit not less than \$1,000,000 per accident.
- 3) Workers Compensation Insurance as required by the State of California.
- 4) Construction Payment and Performance Insurance or bonding in an amount equal to 1,000,000. Coverage, however, may be discontinued after recordation of the Notice of Termination of Construction Easement.
- 5) Evidence of Coverage:
 - a) Prior to commencement of construction of the Cable, Grantee's shall file certificates of insurance with original endorsements evidencing coverage in compliance with this contract and in a form acceptable to Grantor. The certificate shall be on Grantor's standard proof of insurance form.
 - b) Grantee shall provide to Grantor, on request, a complete copy, including all endorsements and riders, of any applicable insurance policy.
 - c) During the Term, Grantee shall maintain current valid proof of insurance coverage with Grantor at all times. Proof of renewals shall be filed prior to expiration of any required coverage and shall be provided on Grantor's standard proof of insurance form.
- 6) All insurance coverages shall be provided by insurers with a rating of A-; VII, or better in the most recent edition of Best's Key Rating Guide, Property-Casualty Edition.
- 7) Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided or canceled and shall not be reduced in coverage or limits except after 30 days prior

written notice provided to Grantor. Upon prior request of the carrier, the notice period may be reduced to 10 days in the event of non-payment of premium.

- 8) All liability coverages shall name Grantor, and every elected official, officer, agent and employee of Grantor as additional insureds with respect to activities undertaken pursuant to the Cable Easement or the Construction easement.
- 9) Grantee's insurance and any insurance provided in compliance with these specifications shall be primary with respect to any insurance programs covering Grantor.
- 10) Where available, the insurer shall agree to waive all rights of subrogation against the Grantor and every officer, agent and employee of Grantor.
- 11) In the event that Grantee does not provide continuous insurance coverage, Grantor shall have the right, but not the obligation, to obtain the required insurance coverage at Grantee's cost, and reimbursement of insurance costs shall become a material obligation of the Cable Easement.

As an alternative to all other requirements of this Section 4.8, Grantee may provide self-insurance reasonably satisfactory in kind and amount to Grantor.

Additionally, on or after the fifteenth (15th) anniversary of the Commencement Date, Grantor may increase the minimum amount of the required commercial general liability insurance to four million dollars (\$4,000,000) per occurrence.

4.9 Restoration Bond

Prior to commencing any work on public property pursuant to the Cable Easement or the Construction Easement, Grantee shall provide, or shall cause its general contractor to provide, a restoration bond or corporate guaranty to guarantee that, upon any abandonment or other permanent cessation or termination of the work relating to the construction and installation of the Cable, Grantee's public property and public rights-of-way will be restored to the condition existing prior to such construction and installation work, reasonable wear and tear excepted. Any restoration bond must be issued by a surety authorized to conduct business in the State of California and shall remain in full force and effect until recordation of the Notice of Termination of Construction Easement. Grantor shall execute any documents necessary to release any bond or guaranty within thirty days after recordation of the Notice of Termination of Construction Easement. The restoration bond or guaranty will be in the sum of \$500,000. Grantor shall be named as the obligee in any restoration bond.

4.10 Corporate Guaranty of Obligations

4.11 Within fifteen (15) days after the Effective Date of this Easement Agreement, Grantee shall provide to Grantor a Guaranty of Grantee's obligation executed by Tyco Telecommunications Ltd. The Guaranty shall be substantially in the form attached as Exhibit B. Such Guaranty may also be used to fulfill the requirements of Section 4.9.Taxes

Grantee shall promptly pay all taxes relating to construction and operation of each Cable.

4.12 Notices

Notices, consents, requests and other communications required or permitted by this Easement Agreement shall be in writing and shall be deemed duly given by one party and received by the other party when: (a) personally delivered; or (b) sent by United States mail, postage prepared, certified mail, return receipt requested, and actually received by, or rejected by, the party to whom it is addressed. The notice shall be addressed to the applicable party at the respective address set forth above in the Summary of Basic Provisions with a copy to:

For MC Global: MC Global BP4, Inc.
268 Bush Street #77
San Francisco, CA 94104
Attn: Russell Matulich, Chief Executive Officer

With a copy to: [TBD]

For City: City of Hermosa Beach
1315 Valley Drive
Hermosa Beach California 90254
Attn: City Manager

With a copy to: Michael Jenkins
Jenkins and Hugin
1230 Rosecrans Suite 110

Any party may change its address by notifying the other party in accordance with the procedure set forth above.

4.13 Assignment by Grantee

Upon written notice submitted to Grantor not less than thirty (30) days prior to each transfer or assignment, the rights and obligations of Grantee pursuant to this Easement Agreement may be transferred or assigned by Grantee to a third party (the "Assignee"), in whole or in part, from time to time during the Term. Any such transfer or assignment shall be subject to the provisions of this Section and the controls and limitations contained herein.

Concurrently with the submission of the notice of impending transfer or assignment by Grantee, Grantee shall submit to Grantor: (a) a written notification signed by Grantee, identifying the particular rights hereunder being assigned (the "Assigned Rights"), including the portion of the Cable Easement Area and Construction Easement Area being assigned thereby, as well as the identity of the Assignee and the particular Cable as to which the Assigned Rights are being assigned; (b) a fully executed instrument, in form and content reasonably acceptable to Grantor, pursuant to which the Assignee expressly assumes and agrees for the benefit of the Grantor to perform the obligations of Grantee associated with the Assigned Rights, and (c) an acknowledgment, in form and content reasonably acceptable to Grantor and executed by the Assignee, pursuant to which the Assignee acknowledges that the Assignee has read and understands this Agreement and all of the provisions hereof. Grantor agrees to preapprove any form of proposed instruments submitted by Grantee provided that the form is reasonably acceptable to Grantor.

In addition to the notice referred to above, Grantee shall submit written notice to Grantor upon the consummation of any such partial or full transfer or assignment and shall include in such notice a fully executed copy (showing all recordation information for any recordable documents) of the instrument(s) by which the transfer or assignment was effected.

If Grantee transfers or assigns, in whole or in part, its interest in this Easement Agreement and complies with the provisions of this Section, Grantee shall be released from its obligations under this Easement Agreement associated with the Assigned Rights, provided that Grantor reasonably determines that Grantee's Assignee is reasonably capable of fulfilling the financial obligations of this Easement Agreement associated with the Assigned Rights. In order to make such determination, Grantor may require Grantee to provide Grantor with audited financial statements of the Assignee prepared in accordance with Generally Accepted Accounting Principles. Grantor shall provide notice to Grantee of its determination regarding the financial capability of the Assignee within sixty (60) days after receiving such financial statements. If Grantor fails to provide such notice within that sixty (60) day period, then Grantee shall provide Grantor with a final request for release. Grantor shall then provide Grantee with notice of its determination within fifteen (15) days of receiving such final request. If Grantor fails to provide such notice within such fifteen (15) day period, then the Assignee shall be deemed accepted by Grantor and

Grantee shall be released from its obligations under this Easement Agreement associated with the Assigned Rights.

Grantor shall accept any Assignee as reasonably capable of fulfilling the financial obligations of this Easement Agreement if the Assignee's financial capabilities equal or exceed those of Grantee. Furthermore, Grantor shall not reject an Assignee as not reasonably capable of fulfilling the financial obligations of this Easement Agreement associated with the Assigned Rights for the sole reason that the Assignee's financial capabilities are not equally as strong as those of Grantor. The parties anticipate that potential Assignees may be reasonably capable of fulfilling the obligations of this Easement Agreement associated with the Assigned Rights even though they do not possess the financial strength of Grantee.

4.14 Limitation of Liability

In no event shall Grantor be liable to Grantee for lost profits, special damages, incidental damages, indirect damages, consequential damages or any other damages of any kind whatsoever beyond direct damages, which direct damages would include the cost of remedial repairs.

In no event shall Grantee be liable to Grantor for special damages, incidental damages, indirect damages, consequential damages or any other damages of any kind whatsoever beyond direct damages, which direct damages, would include the cost of remedial repairs.

4.15 Governing Law

This Easement Agreement shall be interpreted under and governed by the laws of the State of California.

4.16 Integration Clause

This Easement Agreement sets forth the entire agreement of the parties with respect to the Cable Easement, the Construction Easement and other matters described herein. All other prior negotiations, representations, warranties and discussions of the parties in respect thereof are superseded by the provisions of this Easement Agreement, except that the parties recognize that the mitigation measures from the Environmental Impact Report prepared for the Project which have been incorporated into PDP No. 14-11 are also conditions of the exercise of rights under this Easement Agreement.

4.17 Modification

This Easement Agreement may be amended or modified only by a written instrument executed and acknowledged by the parties or their successors-in-interest and recorded in the Official Records of Los Angeles County, California.

4.18 Compliance with Laws

Grantee shall at its own expense, conform to all applicable laws, regulations, permits, orders, or requirements of any public authority concerning the Cables. Upon request, Grantee shall supply Grantor with copies of all United States federal, state and local permits or orders for the Cables within 5 business days of the request.

4.19 Waiver

No term, covenant, or condition of this document and no default or breach of any such term, covenant or condition shall be deemed to have been waived by either party's acceptance of a late or nonconforming performance or otherwise, unless such a waiver is expressly acknowledged in writing.

Furthermore, no such waiver shall be deemed to be a waiver of any other term, covenant or condition or any other default or breach of any term, covenant or condition of this document.

4.20 Time

Time is of the essence for each and all of the terms, covenants and conditions in which time of performance is a factor.

4.21 Severability

If any term, covenant or condition of the Cable Easement or the Construction Easement is determined by a court of competent jurisdiction to be invalid, it shall be considered deleted and shall not invalidate any of the remaining terms, covenants and conditions.

4.22 Counterparts

This Easement Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

4.23 Authority

The persons signing below warrant that they have authority to bind the party on whose behalf they are executing this Easement Agreement.

4.24 Attorney Fees

In any litigation between the parties concerning the terms of, or rising from, this agreement, including any claim of indemnity arising from this agreement, the prevailing party shall be entitled to recover its costs of suit and reasonable attorney fees.

IN WITNESS WHEREOF, the parties hereto have executed this document as of the date hereafter affixed.

GRANTEE:

MC Global BP4, Inc.

By (Signature)

Chris Brungardt

Name (Print):

Chris Brungardt

Title:

SR. Vice President

Date:

6-8-16

GRANTOR:

City of Hermosa Beach

By (Signature)

Carolyn Petty

Name (Print):

Carolyn Petty

Title: Mayor, City of Hermosa Beach

Date:

6/8/16

ATTEST

By (Signature)

Elaine Doerfling

Name (Print):

Elaine Doerfling

Title: City Clerk, City of Hermosa Beach

Date:

6/8/16

ACKNOWLEDGEMENT

see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On 7/28/2016 before me, Linda E. Abbott, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Carolyn J. Petty
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

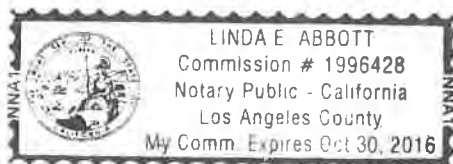
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On 8/3/2016 before me, Linda E. Abbott, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Elaine Carole Doerfling
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

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Title or Type of Document: _____ Document Date: _____
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☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____



CONFIDENTIAL

March 8, 2019

Ms. Suja Lowenthal
City Manager
City of Hermosa Beach
City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

RE: Notification of Assignment of an Undivided 1/4 Interest in Easement Number 20160974447

Dear Ms. Lowenthal:

RTI Infrastructure, Inc. ("RTI-I"), formerly known as MC Global BP4, Inc., and the City of Hermosa Beach (the "City") executed a Fiber Optic Cable Easement and Associated Construction Easement recorded as document number 20160974447 on August 17, 2016 (the "Easement").

RTI-I installed the terrestrial support facilities (landing pipes, underground conduit systems, etc.) to support four subsea fiber optic cable systems within the City, with one such cable system, the Southeast Asia-United States Cable System ("SEA-US"), installed as of the date of this letter. RTI-I is now working on arrangements to install three other cable systems. Two of the systems will remain under RTI-I's control and authority. However, the owners of one of the proposed systems, the SX-NEXT system, require that they have direct control over their system and thus require a partial assignment of RTI-I's rights and obligations under the above referenced Easement.

A partial assignment(s) was contemplated in the Easement agreement as reflected in Section 4.13 of the Easement. A copy of the Easement is attached for your convenience.

In accordance with Section 4.13 of the Easement, RTI-I is hereby providing notice to the City of Hermosa Beach of their intention to assign an undivided one quarter (1/4) interest in the Easement to the party described below:

Assignee:
Pacific Carriage Limited, with a principle place of business at:
Level 5, Resimac House, 45 Johnston Street
Wellington 6011 New Zealand

The undivided 1/4 interest is intended to cover only one cable system regardless of any potential future amendments or assignments. Attached is the Assignment of Easement Rights and Obligations ("Assignment") that RTI-I intends to execute with Pacific Carriage Limited. Per Section 4.13 of the Easement, RTI-I requests that the City confirm that delivery of a copy of this Assignment, duly executed by both parties, will satisfy RTI-I's obligations pursuant to that Section.

It is important to note that RTI-I is currently working with the City to amend the easement to allow for additional future facilities. That amendment will not be completed until well after this partial assignment is consummated. That amendment, if granted, will be exclusive of this assignment.

We look forward to working with the City to arrange for any additional supporting documentation it may require pursuant to Section 4.13. Should you have any questions, please do not hesitate to contact me at (916) 949-9141 or chris.brungardt@rticable.com.

Sincerely,



Chris Brungardt
Senior Vice President

cc:

Russ Matulich, President & CEO

Brian Mass, CFO

ASSIGNMENT OF EASEMENT RIGHTS AND OBLIGATIONS

THIS ASSIGNMENT OF EASEMENT RIGHTS AND OBLIGATIONS (“**Assignment**”) is made this [___] day of [____], 2019 by and between **RTI Infrastructure, Inc.** (formerly MC Global BP4, Inc.), a California corporation having its principal office at 268 Bush Street #77, San Francisco, CA 94104, United States (“**Assignor**”) and **Pacific Carriage Limited Inc.**, having a principal office at Level 5, Resimac House, 45 Johnston Street, Wellington 6011 New Zealand, (“**Assignee**”) (each a “**Party**” and collectively, the “**Parties**”). In accordance with that certain Agreement for Purchase and Sale and Shared Use of Outside Plant and Easement Rights by and between the Parties (“**Purchase and Use Agreement**”), Assignor hereby assigns to Assignee, and Assignee hereby accepts the assignment of, an undivided interest sufficient to accommodate the Southern Cross NEXT Cable System, being the fiber optic subsea cable system connecting the USA, Australia and New Zealand (“**SCCN NEXT Cable System**”), in and to Assignor’s rights and obligations (respectively, “**Assigned Rights**” and “**Assigned Obligations**” and collectively, “**Assigned Easement Interest**”) under that certain Fiber Optic Cable Easement and Associated Construction Easement by and between the City of Hermosa Beach, as Grantor and RTI-I, as Grantee, dated August 17, 2016 “**City Easement**”), as more particularly described in Section 1 below.

1. **Description of Assigned Rights.** The Assigned Rights hereunder consist of an undivided interest in the City Easement, which interest shall be sufficient to accommodate the SCCN NEXT Cable System and consist of undivided proportional interests as described in the marine segment described in Section 1.1 below, and in the terrestrial segments described in Section 1.3 below, in each case as illustrated in the diagram attached herewith as Annex-1.

1.1 **Marine Description:** Beginning at a point in the Pacific Ocean at the westerly limit of the City of Hermosa Beach, located approximately 3 nautical miles (3.45 statute miles) offshore at approximately coordinate 33° 50.757' N, 118° 27.721' W; the cable alignment will follow an east-northeasterly course through the following coordinates: 33° 50.860' N, 118° 27.310' W; 33° 51.357' N, 118° 26.267' W; 33° 51.500' N, 118° 25.796' W; thence to the seaward end of the Landing pipe at coordinate 33° 52.603'N, 118° 24.797'W; thence to the point of termination at the Landing Manhole situated on 25th Street at coordinate 33° 52.282'N, 118° 24.277'W.

1.2 **Landing Pipe Route Description:** Beginning at a point at the end of the landing pipe located approximately at coordinate 33°52'3.24"N, 118°24' 48.12"W in the Pacific Ocean and extending onshore to the Landing Manhole located at approximately the intersection of 25th Street and Hermosa Avenue (approximately coordinate 33°52'17.09"N, 118°24' 16.83"W) (“**Landing Manhole**”).

1.3 **Terrestrial Description:** A proportional interest in the terrestrial conduit system from the Landing Manhole thence easterly along 25th Street to Park Avenue; thence southerly along Park Avenue to 24th Place, thence easterly along 24th Place to the Greenbelt pathway, thence southerly along the Greenbelt pathway to 16th Street, thence easterly along 16th Street to the Power Feed Equipment (“PFE”) station located at 1601 Pacific Coast Highway, Hermosa Beach.

2. **Description of Assumed Obligations.** Assignee hereby expressly assumes and agrees to perform for the benefit of the City of Hermosa Beach all the obligations of Assignor associated with the Assigned Rights, including, but not limited to, all such obligations set forth in Section 4 (General Provisions) of the City Easement, including the assignment provisions under Section 4.13, and the payment provisions set

forth in Sections 2.5(1) and 2.6(1). Assignee acknowledges and agrees that Assignee has read and understands all terms and conditions of the City Easement.

3. **Further Action.** Assignor and Assignee hereby expressly covenant and agree to execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all other such and further acts, assignments, transfers, assurances and instruments as the City of Hermosa Beach may reasonably request, including, but not limited to, the delivery of all such information specified in Section 4.13 of the City Easement, to assign and transfer the Assigned Easement Interest to Assignee and to assure to Assignee the continued possession, control and enjoyment of the Assigned Easement Interest as intended hereby and contemplated by this Assignment of Easement Rights and Obligations.

4. **Notices.** For purposes of Section 4.12 of the City Easement, all notices to Assignee shall be addressed as follows:

Pacific Carriage Limited Inc.
Attn: Legal Department
Level 5, Resimac House, 45 Johnston Street,
Wellington 6011 New Zealand

4. **Release of Assignor.** Assignor shall be released from all Assigned Obligations upon the earlier of (a) the date that is thirty (30) days from delivery of a copy of this Assignment to the City of Hermosa Beach; or (b) the date of receipt of the approval of the City of Hermosa Beach, evidenced by its signature below.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment this ____ day of _____, 2019.

“Assignor”:

**RTI Infrastructure, Inc.,
a California corporation**

By: _____

Name: _____

Title: _____

Date: _____

“Assignee”:

Pacific Carriage Limited Inc.,

By: _____

Name: _____

title: _____

Date: _____

[Signatures continued on next page]

APPROVED BY:
CITY OF HERMOSA BEACH

By: _____

Name: _____

Title: _____

Date: _____

ATTEST:

By: _____

Name: _____

title: _____

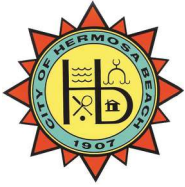
Date: _____

ANNEX-1



Note: This figure is prepared for illustrative purposes only.

RTI Infrastructure Facilities



Staff Report

Staff Report

REPORT 19-0565

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

REJECT ALL BIDS AND AUTHORIZE TO RE-ADVERTISE FOR THE CONSTRUCTION AND INSTALLATION OF BUS STOP FURNITURE

(Acting Public Work Director Lucho Rodriguez)

Recommended Action:

Staff recommends that the City Council:

1. Reject all bids received for the Bus Stop Shelter Furniture Installation project; and
2. Authorize Staff to re-advertise the project for competitive bids.

Executive Summary:

The City's Non-CIP Installation of Bus Stop Shelter Furniture project includes the installation of bus stop shelters and furnishing at bus stops throughout Hermosa Beach. Work includes the removal and replacement of existing shelters, benches, and trash receptacles, including assembly of furniture, benches, trash receptacles, and bus stop shelters.

The project was advertised on June 27, 2019 and only two bids were received, with both bids exceeding the available project budget. Based on the two bids received, staff recommends rejection of bids and authorization for staff to re-advertise for bids with a new scope of work.

Background:

On April 23, 2019, the City Council approved the allocation of \$158,140 of Proposition A funds for the purchase and installation of new bus shelters, benches, and trash receptacles on Pier Avenue, Hermosa Avenue, and Pacific Coast Highway.

On May 14, 2019, Council approved an additional \$100,636 for the purchase and installation of new benches and trash receptacles to replace existing furnishing at bus stops on Hermosa Avenue, Manhattan Avenue, and Pacific Coast Highway.

The City used Proposition A Local Return (LR) Program funds to purchase a total of six (6) bus shelters, fifteen (15) bus benches, fifty-two (52) trash receptacles, and twenty-three (23) furniture

Staff Report

REPORT 19-0565

pieces at a cost of \$207,261. The remaining balance is \$51,755. These purchases were required to exclusively benefit transit. The installation, replacement of benches, shelters, and trash receptacles are eligible projects under the funding restrictions of Proposition A Local Return. This project is funded exclusively by the City's current allocation of Proposition A funds.

On June 27, 2019, the City Clerk advertised the project on the City website and the local newspaper.

Discussion:

On June 27, 2019, the City Clerk advertised the Installation of Bus Stop Shelter Furniture project on the City website and the local newspaper. During the advertisement period the City reached out to twenty-seven (27) contractors and several online advertisement sites to notify them regarding the project. The project consists of the demolition and disposal of four (4) bus shelters and eighteen (18) bus benches, the removal of thirty-seven (37) concrete trash receptacles, and the assembly and installation of six (6) bus shelters, fifteen (15) benches, fifty-two (52) trash receptacles, and twenty-three (23) furniture pieces. Work includes, but is not limited to, removal and replacement of concrete sidewalk, shelters, and benches existing foundations.

On July 11, two bids were received and opened by the City Clerk. The lowest bid was received from Humphrey Constructors in the amount of \$244,350, which was above the project budget of \$51,755 for construction. The second bid was received from FS Contractors, Inc. in the amount \$328,300.

After the bid opening, in order to lower the cost, the Public Works Department eliminated several items from the project scope of work and assigned them to the City maintenance team. Eliminated items included the removal of the existing thirty-seven (37) concrete trash receptacles, and the assembly and installation of the fifteen (15) benches, fifty-two (52) trash receptacles, and twenty-three (23) furniture pieces. Public Works staff negotiated the price of the remaining items with the lowest bidder. However, the City's proposal was rejected by Humphrey Constructors.

Staff recommends that the City Council reject the two (2) bids received and authorize Staff to re-advertise for competitive bids. The scope of work for the new bids will only include the removal of four (4) existing bus shelters, and the installation of six (6) shelters at the locations shown on Attachment 2. Staff will return to Council for the award of contract for the successful low bidder once the project is readvertised and bids are opened. Staff will also request approval of additional Proposition A funds at that time if additional funds are needed for the installation of the bus shelters.

General Plan Consistency:

PLAN Hermosa, the City's General Plan, was adopted by the City Council in August 2017. The Vision Statement and Guiding Principles adopted as part of PLAN Hermosa describe a future where "Hermosa Beach is the small town others aspire to be; a place where our beach culture, strong sense

Staff Report

REPORT 19-0565

of community, and commitment to sustainability intersect” and a desire to be a catalyst for innovation with “forward-thinking approaches to anticipating future lifestyles, transportation trends and environmental realities are necessary for creating a durable sustainability plan.”

As part of PLAN Hermosa, the City set goals and adopted policies aimed at offering greater transportation choices to the community and reducing traffic congestion/demand for parking. PLAN Hermosa also speaks to the need for collaboration with neighboring jurisdictions when it comes to transportation and projects of mutual interest and concern. The relevant policies are listed below.

Mobility

Goal 1. Complete Streets that serve the diverse functions of mobility, commerce, recreation, and community engagement for all users whether they travel by walking, bicycling, transit, or driving.

Policies:

1.3 Monitor best practices. Consider applying the latest state of best practices in the design, operation, and maintenance of the transportation network that is both attractive and functional.

1.4 Target investments. Target public streetscape and infrastructure investments in locations with high potential for both public and private return on investment and long-term community value

Goal 2. A public realm that is safe, comfortable, and convenient for travel via foot, bicycle, public transit, and automobile and creates vibrant, people-oriented public spaces that encourage active living.

Policies:

2.1 Prioritize public rights-of-way. Prioritize improvements of public rights-of-way that provide heightened levels of safe, comfortable and attractive public spaces for all non-motorized travelers while balancing the needs of efficient vehicular circulation.

Goal 3. Public right-of-ways supporting a multimodal and people-oriented transportation system that provides diversity and flexibility on how users choose to be mobile.

Policies:

3.1 Enhance public right-of-ways. Where right-of-way clearance allows, enhance public right-of-ways to improve connectivity for pedestrians, bicyclists, disabled persons, and public transit stops.

Public Safety

Goal 8. Transportation noise sources are minimized.

Policies:

8.2 Alternative modes of transportation. Reduce noise impacts by encouraging the use of walking, biking, carpooling, use of public transit, and expanding alternative modes of transportation

Staff Report

REPORT 19-0565

Fiscal Impact:

There is no fiscal impact associated with the rejection of the bid. There is \$51,755 remaining in the Fiscal Year 2018-19 Budget for the Bus Stop Improvements Project, which will be included in the budget reappropriation request at the September 24, 2019 City Council meeting. A request for appropriation of additional Proposition A Funds, if necessary, would be made when Council awards the contract for the removal and installation of bus shelters.

Attachments:

1. Bid summary sheet
2. Map of location for new bus shelters

Respectfully Submitted by: Romany Basilyous, Associate Engineer

Concur: Lucho Rodriguez, P.E., Acting Public Works Director

Noted for Fiscal Impact: Viki Copeland, Finance Director

Legal Review: Michael Jenkins, City Attorney

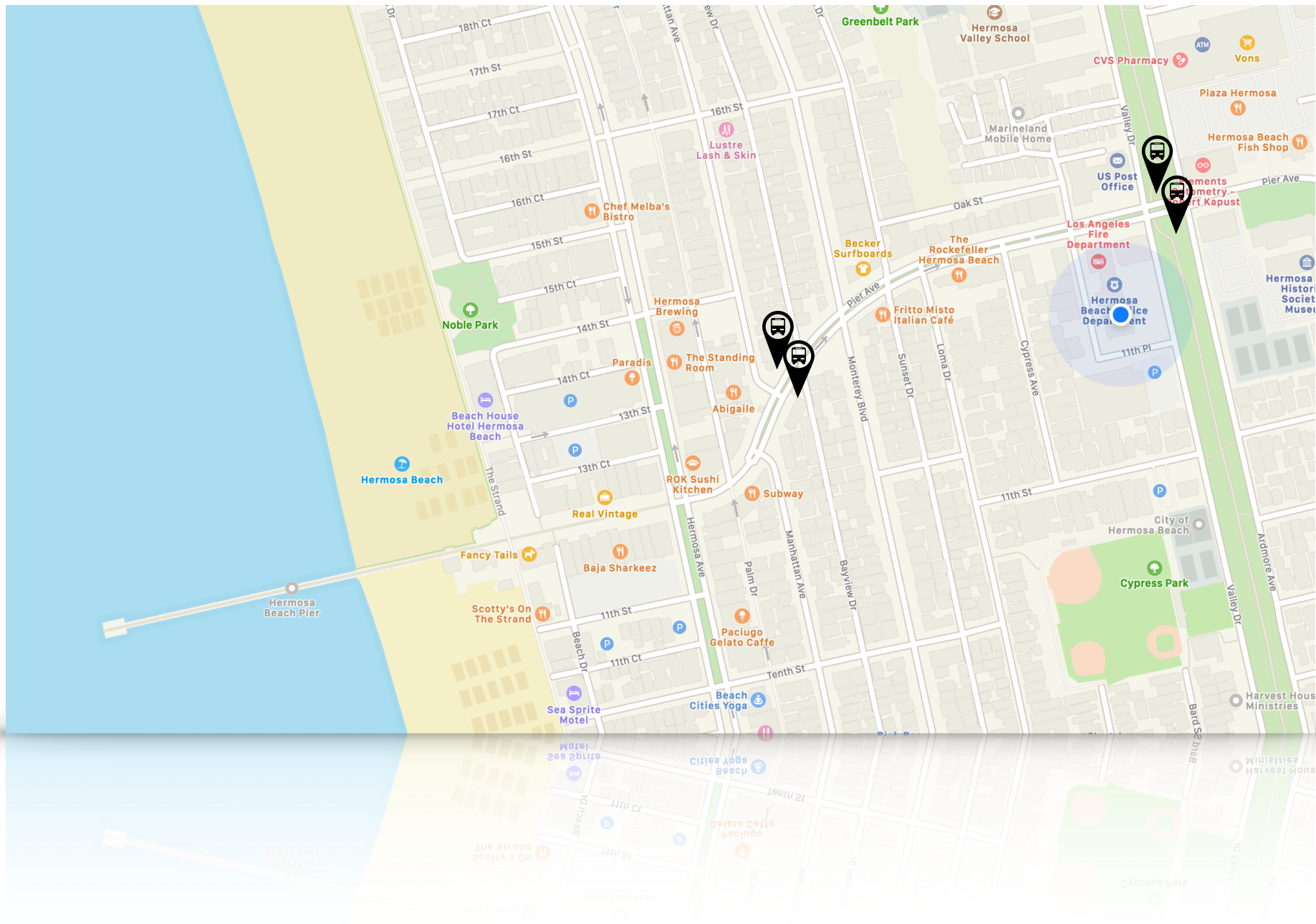
Approved: Suja Lowenthal, City Manager

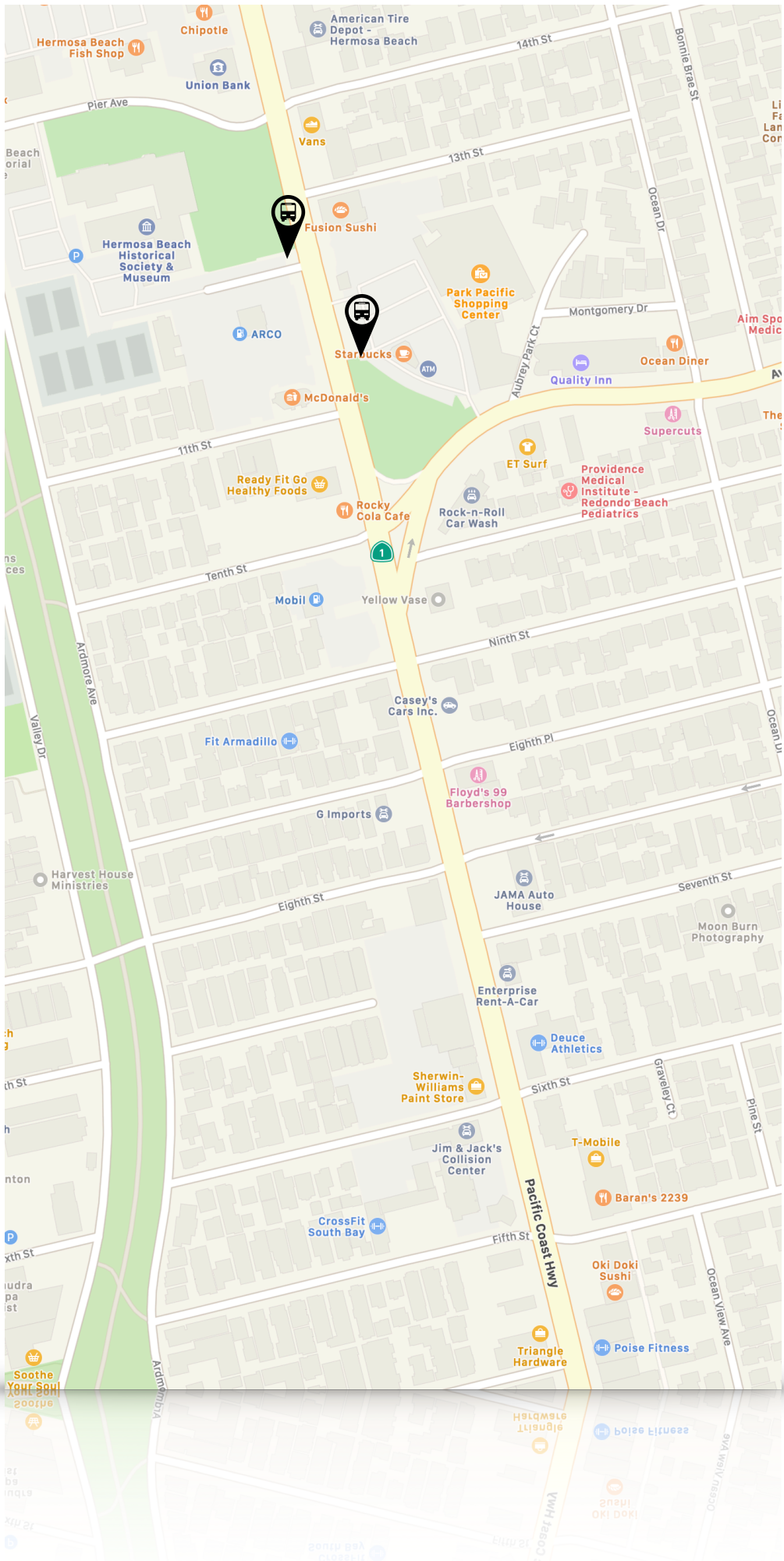
NCIP No 19-00 INSTALLATION OF BUS STOP SHELTERS AND FURNISHING PROJECT

				Humphrey Constructions		FS Contractors, Inc	
Item No.	Quantity	Units	Kind of Work	Unit Price	Total	Unit Price	Total
1	4	EA	Demo and dispose existing bus shelter, work includes removing the steel structure, wooden	\$7,000.00	\$28,000.00	\$3,000.00	\$12,000.00
2	37	EA	Remove existing concrete trash container, 20 to be delivered to the City Yard and the remaining	\$350.00	\$12,950.00	\$350.00	\$12,950.00
3	9	EA	Remove existing furniture piece to be delivered to the City Yard.	\$300.00	\$2,700.00	\$350.00	\$3,150.00
4	18	EA	Demo and dispose existing bus bench per project specification and City Standards.	\$500.00	\$9,000.00	\$400.00	\$7,200.00
5	4	EA	Fully assemble and install bus shelter model REG205 regio, work includes installing arched	\$12,000.00	\$48,000.00	\$20,000.00	\$80,000.00
6	2	EA	Fully assemble and install bus shelter model REG605 regio, work includes installing arched	\$12,000.00	\$24,000.00	\$20,000.00	\$40,000.00
7	15	EA	Install bus bench model Q4TR84B, per project specification and City Standards.	\$600.00	\$9,000.00	\$1,500.00	\$22,500.00
8	52	EA	Install waste container model QSELEV2436W, per project specification and City Standards.	\$600.00	\$31,200.00	\$1,500.00	\$78,000.00
9	8	EA	Install 5 feet park bench model LV175t vera, per project specification and City Standards.	\$1,500.00	\$12,000.00	\$1,500.00	\$12,000.00
10	3	EA	Install 5 feet park table model LVS910t vera solo, per project specification and City	\$2,000.00	\$6,000.00	\$1,500.00	\$4,500.00
11	2	EA	Install 6 feet park bench model LV530 vera, per project specification and City Standards.	\$2,000.00	\$4,000.00	\$1,500.00	\$3,000.00
12	3	EA	Install 6 feet park bench model LV535 vera, per project specification and City Standards.	\$2,000.00	\$6,000.00	\$1,500.00	\$4,500.00
13	1	EA	Install 5 feet park bench model LV510 vera, per project specification and City Standards.	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00
14	4	EA	Install 3'3" feet park bench model LVB150t vera, per project specification and City	\$1,500.00	\$6,000.00	\$1,500.00	\$6,000.00
15	2	EA	Install 3'11" feet park table model LVB920 vera, per project specification and City	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00
16	900	S.F.	Remove and replace concrete sidewalk at various locations as shown on plans, including	\$30.00	\$27,000.00	\$20.00	\$18,000.00
17	1	L.S.	Provide traffic control in order to maintain public convenience and safety.	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00
					\$245,850.00		\$328,300.00

NCIP No 19-001
INSTALLATION OF BUS STOP SHELTERS AND FURNISHING PROJECT

ATTACHMENT 2 – LOCATIONS MAP







Staff Report

Staff Report

REPORT 19-0600

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

RECOMMENDATION TO REJECT CLAIMS
(Human Resources Manager Vanessa Godinez)

Recommended Action:

Staff recommends that the City Council reject the following claims and refer them to the City's Liability Claims Administrator.

Claimant: Haueter, Christopher (Allstate Insurance Company)

Date of Loss: March 7, 2019

Date Filed Initial Claim: June 4, 2019

Date Filed Revised Claim: June 24, 2019

Allegation: Claimant alleges he was driving behind a delivery box truck when the truck knocked over a utility line cable hanging low from a telephone pole causing the cable to fall and damage his vehicle.

Claimant: Stafford, Barbara

Date of Loss: December 23, 2018

Date Filed: June 10, 2019

Allegation: Claimant alleges the WAVE Dial-A-Ride, City of Redondo Beach, City of Hermosa Beach, and Parking Concepts Inc., violated the Health and Safety Code Section 19955, Civil Code Sections 51, 51.5, 52a, 54, 54.1, 54.3, and Title II of the Americans with Disabilities Act. Claimant indicates she is a partially paralyzed and confined to a wheelchair. On December 23, 2018, she was a passenger in a WAVE Dial-A-Ride vehicle when she sustained serious injuries as a result of the vehicle operator prematurely retracting the lift that caused her to fall over and sustain serious injuries.

Attachments:

1. Claim Report for Haueter, Christopher (Allstate Insurance Company)
2. Claim Report for Stafford, Barbara

Staff Report

REPORT 19-0600

Respectfully Submitted: Vanessa Godinez, Human Resources Manager

Legal Review: Mike Jenkins, City Attorney

Approved: Suja Lowenthal, City Manager



JUN 17 2019

CITY OF HERMOSA BEACH**CLAIM REPORTING FORM FOR ALL PERSONS OR PROPERTY**

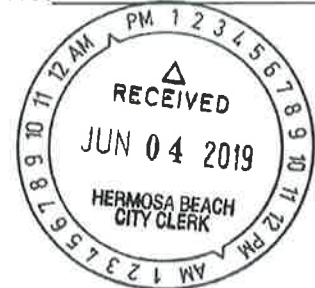
FILE WITH: City Clerk's Office
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

RESERVE FOR FILING STAMP

DEPT. NO. _____

INSTRUCTIONS

1. Claims for death, injury to person or to personal property must be filed not later than six months after the occurrence. (Gov. Code Sec. 911.2)
2. Claims for damages to real property must be filed not later than 1 year after the occurrence. (Gov. Code Sec. 911.2)
3. Read entire claim form before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim form must be signed on page 2 at bottom.
6. Attach separate sheets, if necessary, to give full details.



Name of Claimant

Allstate Insurance Company a/s/o CHRISTOPHER B. HAUETER

The following information is required by the Federal government for all claims of personal injury:

Social Security Number: _____

Date of Birth: 12/27/1964

Home Address Of Claimant

Occupation of Claimant

Business Address of Claimant

Home Telephone Number

PO Box 21169 Roanoke VA 24018

()

Give address and telephone number to which you desire notices or communications to be sent regarding this claim.

Business Telephone Number

(540) 725-7129

Date of Damage/Loss/Injury

Thursday March 7, 2019

Time
A.M. P.M. 2:00

Place of Damage/Loss/Injury

Prospect Ave

How did damage/loss/injury occur? (Be specific)

Were Police at scene?

Yes ☐No ☒

Were Paramedics at scene?

Yes ☐No ☒

Report No.

What particular act or omission do you claim caused the damage/loss/injury. Our insured was driving behind a delivery box truck and the truck knocked over a utility line cable that was low hanging from a telephone pole and the cable fell on to our insureds car causing damages

Name of City employee(s) causing the damage/loss/injury: The moving truck info is E Transports

2007 International Model 43000 Plate 49387H1 CA

The amount claimed, as of the date of presentation of this claim, is computed as follows: (please attach estimates/receipts)

PLEASE REMEMBER TO SIGN CLAIM FORM

F/B05/Personnel/claim form

JUN 17 2019

Damages incurred to date (exact):

Expenses for medical and hospital care \$ _____
 Loss of earnings \$ _____
 Special damages for \$ _____
 General damages \$ _____
 Total damages incurred to date \$ _____

Estimated expenses for medical and hospital care

Future expenses for medical and hospital care \$ n/a
 Future loss of earnings \$ _____
 Other prospective special damages \$ _____
 Prospective general damages \$ _____
 Total estimate prospective damages \$ _____

WITNESSES to DAMAGE or INJURY: LIST ALL PERSONS and addresses of persons known to have information:

Name n/a Address _____ Phone _____
 Name _____ Address _____ Phone _____
 Name _____ Address _____ Phone _____

DOCTORS and HOSPITALS:

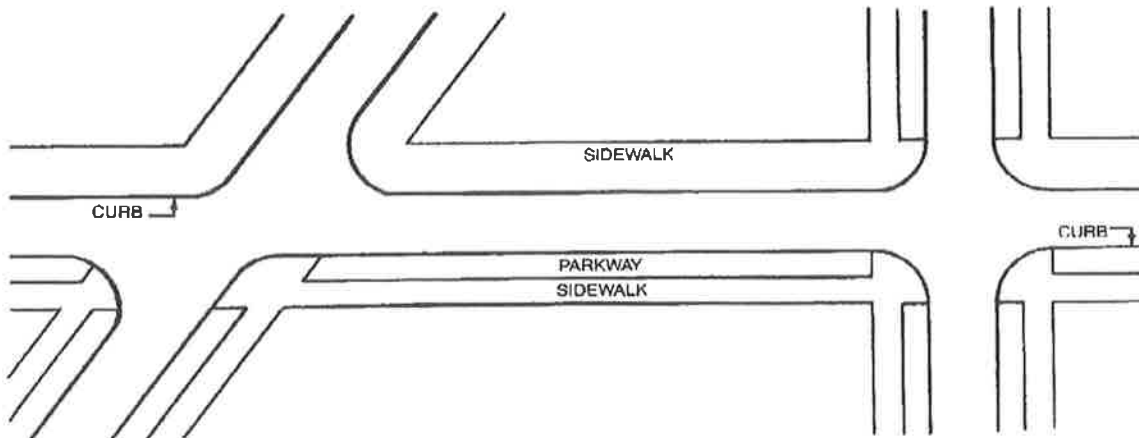
Hospital n/a Address _____ Date Hospitalized _____
 Doctor _____ Address _____ Date of Treatment _____
 Doctor _____ Address _____ Date of Treatment _____

READ CAREFULLY

For all accident claims place on following diagram names of streets, including North, East, South, and West; indicate place of accident by "X" and showing house number or distances to street corners. If City vehicle was involved, designate by letter "A" location of City vehicle when you first saw it, and by "B" location of yourself or your vehicle

when you first saw City vehicle; location of City vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X".

NOTE: If diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Signature of claimant or person filing on his behalf giving relationship to Claimant:

Rikki G West / Allstate

Typed Name:

Rikki G West

Date:

May 28, 2019

YOUR CLAIM WILL BE PLACED ON A CITY COUNCIL AGENDA FOR ACTION BY THE CITY COUNCIL. YOUR CLAIM WILL BE IN THE PUBLIC DOMAIN; CLAIM FORMS ARE PUBLIC RECORDS; CITY COUNCIL AGENDAS ARE POSTED ON THE CITY'S WEBSITE; THE MEETING AT WHICH YOUR CLAIM WILL BE CONSIDERED IS BOTH CABLECAST AND STREAMED LIVE OVER THE INTERNET; MINUTES OF THE MEETING WILL REFLECT THE ACTION TAKEN ON YOUR CLAIM AND ARE POSTED ON THE CITY'S WEBSITE.

PLEASE REMEMBER TO SIGN CLAIM FORM

F/B95/Personnel/claim form



JUN 17 2019
3380 Shelby Street
Ontario, CA 91764

Telephone (909)861-0816
Fax (909)860-3995
www.adminsure.com

NOTICE OF INSUFFICIENCY

June 12, 2019

Allstate Insurance
P.O. Box 21169
Roanoke, VA 24018

Reference:	Our Principal:	City of Hermosa Beach
	Loss Date:	03/07/2019
	Claim Made:	05/28/2019
	Claimant:	Allstate Insurance
	Our File Number:	19-142438
	Your File Number:	0537657173 F5G
	Your Insured:	Chris Haueter

Dear Sirs:

We are the Third Party Administrator and handle the liability claims for the City of Hermosa Beach.

Your claim, which was received by the City of Hermosa Beach, failed to comply substantially with certain Government Code Sections. It was insufficient for the following reason(s):

- Loss location

Please provide the closest street address to where the incident took place.

For your information, consult Sections 910, 910.2, 910.4, and 910.8 and other Sections of the California Government Code pertaining to the filing of claims against a public entity. Due to certain time requirements for filing claims, this deficiency should be corrected immediately.

Sincerely,

A handwritten signature in black ink that reads "John McCormack".

John McCormack
Claims Administrator
(909)396-5827

Enc.: Copy of original claim documents

cc: City of Hermosa Beach

JUN 17 2019

PROOF OF SERVICE

STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO }

I am over the age of 18 years and not a party to the within action. My business address is 3380 Shelby Street Ontario, CA 91764.

On June 12, 2019, I served the documents entitled *NOTICE OF INSUFFICIENCY* by placing a true copy thereof, enclosed in a sealed envelope, via U.S. Mail, addressed as follows:

Allstate Insurance
P.O. Box 21168
Roanoke, VA 24018

- [X] {BY MAIL} As follows: I am "readily familiar" with the business practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Ontario, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.
- [] {BY PERSONAL SERVICE} I caused such envelope to be delivered by hand to the offices of the addressee.
- [] {BY FACSIMILE MACHINE} I caused the above-referenced document to be transmitted via facsimile machine on June 12, 2019 to the interested parties at the facsimile number noted above.
- [X] {STATE} I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on June 12, 2019



Signature



Print Name

JUN 17 2019



Allstate.
You're in good hands.

Roanoke National Subrogation Claim Cntr
P.O. BOX 21169
ROANOKE VA 24018



CITY OF HERMOSA BEACH
1315 VALLEY DR
HERMOSA BEACH CA 902543846

May 28, 2019

CLAIM NUMBER: 0537657173 F5G
DATE OF LOSS: March 07, 2019
OUR INSURED: CHRISTOPHER HAUETER
YOUR FILE NUMBER:
YOUR INSURED:
ADDRESS:

PHONE NUMBER: 800-776-2615
FAX NUMBER: 866-361-9742
OFFICE HOURS: Mon - Fri 7:30 am - 6:00 pm

CITY STATE ZIP: , ,
LOSS LOCATION: prospect ave, hermosa beach, , CA
AMOUNT OF LOSS: \$1,592.85

Re: Subrogation Claim Notice

Dear CITY OF HERMOSA BEACH,

Our investigation indicates your insured was responsible for the loss referenced above.

Please accept this letter as notice of our subrogation claim. Enclosed, you will find copies of the supporting documents for which we are seeking reimbursement. To assist you in your review, the following is a breakdown of our subrogation demand:

Auto Damage (Company Paid):	\$1,092.85
Rental:	\$
Towing:	\$
Other:	\$
Deductible (Customer Paid):	\$500.00
Salvage Recovery:	\$
Insured Out of Pocket (please send directly to our Insured):	\$

Please forward your payment with our claim number to:

**Allstate Payment Processing Center
P.O. BOX 650271
Dallas, TX 75265 0271**

Be advised that any amounts received from you for less than the amount demanded will be considered an undisputed partial payment amount only, and we retain the right to pursue full payment.

We ask that you direct any future correspondence to the address listed at the top of this letter.

If corresponding by e-mail, please send to claims@claims.allstate.com and refer to the Allstate claim number on the subject line. Thank you.

0537657173 F5G

JUN 17 2019

Sincerely,

RIKKI WEST

RIKKI WEST
800-776-2615 Ext. 7257129
Allstate Northbrook Indemnity Company

SUBU033

0537657173 F5G

Report Date: 05/28/2019

JUN 17 2019

Payment Ledger

Policy Holder:	CHRISTOPHER & MELISSA HAUETER	Total Amount Paid	\$1,092.85
Participant:	CHRISTOPHER HAUETER	Medical Deductible:	\$0.00
Date of Loss:	03/07/2019	Co-payment Amount	\$0.00
Claim Number:	0537657173		

Payment/Credit Date	Payee/Payor	Check#	Amount
04/04/2019	SERVICE KING BELLFLOWER MSO	13443	\$ 1,092.85

JUN 17 2019

Service King Collision Repair Center #311

To schedule repairs please call 1-866-730-5464
8732 Park Street, Bellflower, CA 90706
Phone: (562) 531-6600
FAX: (562) 531-9087

Workfile ID: 06e9f2a3
Federal ID: 75-1781281
State EPA: CAL000416162
BAR: ARD283200

Supplement of Record 1 with Summary

Customer: HAUETER, CHRISTOPHER

Job Number: 3603701

Written By: Robert Ruacho, 3/26/2019 8:21:43 AM

Insured:	HAUETER, CHRISTOPHER	Policy #:	000924488515	Claim #:	000537657173H01
Type of Loss:	Comprehensive	Date of Loss:	3/7/2019 12:00 PM	Days to Repair:	0
Point of Impact:	12 Front				

Owner:

HAUETER, CHRISTOPHER
1041 AVENUE D
REDONDO BEACH, CA 90277-4907
(424) 241-8777 Day

Inspection Location:

Service King Collision Repair Center #311
8732 Park Street
Bellflower, CA 90706
Repair Facility
(562) 531-6600 Business

Insurance Company:

ALLSTATE NORTHBROOK INDEMNITY COMPANY
L A CENTRAL AUTO
P.O. BOX 1800
CORONA, CA 92878

VEHICLE

2016 TESL Model S 70 RWD 2016.5 *Ltd Avail* 4D SED Electric- Electric black

VIN:	5YJSA1E17GF120418	Interior Color:		Mileage In:	31,921	Vehicle Out:	
License:	7RJE347	Exterior Color:	black	Mileage Out:			
State:	CA	Production Date:	12/2015	Condition:	Fair	Job #:	3603701

TRANSMISSION

Automatic Transmission

POWER

Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors
Power Driver Seat
Power Passenger Seat
Memory Package

DECOR

Dual Mirrors
Tinted Glass
Console/Storage

Wood Interior Trim

CONVENIENCE

Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Message Center
Steering Wheel Touch Controls
Telescopic Wheel
Climate Control
Navigation System
Remote Starter
Backup Camera w/Parking Sensors

Home Link

RADIO

AM Radio
FM Radio
Stereo
Search/Seek
Auxiliary Audio Connection

SAFETY

Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Front Side Impact Air Bags
Head/Curtain Air Bags
Hands Free Device
Blind Spot Detection

Lane Departure Warning

SEATS

Cloth Seats
Heated Seats

WHEELS

Aluminum/Alloy Wheels

PAINT

Clear Coat Paint

OTHER

Traction Control
Stability Control
Rear Spoiler
Xenon Headlamps
Power Trunk/Gate Release

JUN 17 2019

Supplement of Record 1 with Summary

Customer: HAUETER, CHRISTOPHER

Job Number: 3603701

2016 TESL Model S 70 RWD 2016.5 *Ltd Avail* 4D SED Electric- Electric black

Line		Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	#	S01	***** FINAL COPY OF THE ESTIMATE GIVEN TO CUSTOMER *****		1			
2			FRONT BUMPER & GRILLE					
3	*	Rpr	Center grille w/o prk sensor				3.5	1.1
4			Add for Clear Coat					0.4
5			O/H bumper assy				3.5	
6		R&I	Grille surround				Incl.	
7		Repl	Emblem	101744200B	1	28.00	Incl.	
8	#	Refn	Basecoat Reduction (Full Clear)					-0.5
9	* <>	Rpr	Bumper cover w/prk sensor, w/o auto pilot				1.0	3.0
10			Overlap Major Non-Adj. Panel					-0.2
11			Add for Clear Coat					0.6
12	*	S01 Repl	License bracket	600590300C	1	22.00	0.2	
13		Repl	Add for park sensor		1		0.5	
14			FRONT LAMPS					
15		Repl	LT Repeater lamp w/o auto pilot base	600770700C	1	75.00	0.2	
16			HOOD					
17	#	Refn	Basecoat Reduction (Full Clear)					-0.5
18	#	Rpr	Prime, Block, Sand				0.5	
19	*	Rpr	Hood (ALU)				3.0	3.3
20			Overlap Major Non-Adj. Panel					-0.2
21			Add for Clear Coat					0.6
22	#	Rpr	POLISH RT W/SHIELD PILLAR				0.5	
23	#		Hazardous Waste Removal		1	10.00 X		
24	#	Rpr	Post Scan Vehicle Diagnostics (Price included with Pre Scan)				1.0 M	
25			MISCELLANEOUS OPERATIONS					
26	#	Repl	Cover Car		1	10.00 T		
27	#		Flex Additive		1	8.00		
28	#		Bumper Repair Kit		1	25.00		
SUBTOTALS						178.00	13.9	7.6

JUN 17 2019

Supplement of Record 1 with Summary

Customer: HAUETER, CHRISTOPHER

Job Number: 3603701

2016 TESL Model S 70 RWD 2016.5 *Ltd Avail* 4D SED Electric- Electric black

ESTIMATE TOTALS

Category	Basis		Rate	Cost \$
Parts				158.00
Parts Discount	\$ 125.00		-5.0 %	-6.25
Body Labor	12.9 hrs	@	\$ 49.00 /hr	632.10
Paint Labor	7.6 hrs	@	\$ 49.00 /hr	372.40
Mechanical Labor	1.0 hrs	@	\$ 85.00 /hr	85.00
Paint Supplies	7.6 hrs	@	\$ 38.00 /hr	288.80
Miscellaneous				20.00
Subtotal				1,550.05
Sales Tax	\$ 450.55	@	9.5000 %	42.80
Grand Total				1,592.85
Deductible				500.00
CUSTOMER PAY				500.00
INSURANCE PAY				1,092.85

JUN 17 2019

Supplement of Record 1 with Summary

Customer: HAUETER, CHRISTOPHER

Job Number: 3603701

2016 TESL Model S 70 RWD 2016.5 *Ltd Avail* 4D SED Electric- Electric black

SUPPLEMENT SUMMARY

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
Changed Items							
10		Repl License bracket	600590300C	1	-68.40	-0.2	
12	*	S01 Repl License bracket	600590300C	1	<u>22.00</u>	0.2	
Added Items							
1	#	S01 ***** FINAL COPY OF THE ESTIMATE GIVEN TO CUSTOMER *****		1			
SUBTOTALS					-46.40	0.0	0.0

TOTALS SUMMARY

Category	Basis	Rate	Cost \$
Parts			-46.40
Parts Discount	\$ -46.40	-5.0 %	2.32
Subtotal			-44.08
Sales Tax	\$ -44.08 @	9.5000 %	-4.19
Total Supplement Amount			-48.27
NET COST OF SUPPLEMENT			-48.27

CUMULATIVE EFFECTS OF SUPPLEMENT(S)

Estimate	1,641.12	Robert Ruacho
Supplement S01	-48.27	Robert Ruacho

Job Total:	\$ 1,592.85
CUSTOMER PAY:	\$ 500.00
INSURANCE PAY:	\$ 1,092.85

Customer: HAUETER, CHRISTOPHER**Job Number: 3603701**

2016 TESL Model S 70 RWD 2016.5 *Ltd Avail* 4D SED Electric- Electric black

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR7QA12, CCC Data Date 03/15/2019, and potentially other third party sources of data; and (b) the parts presented are OEM-parts manufactured by the vehicles Original Equipment Manufacturer. OEM parts are available at OE/Vehicle dealerships. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships. OPT OEM or ALT OEM parts may reflect some specific, special, or unique pricing or discount. OPT OEM or ALT OEM parts may include "Blemished" parts provided by OEM's through OEM vehicle dealerships. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2019 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blend=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Information Services Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Supplement of Record 1 with Summary

Customer: HAUETER, CHRISTOPHER**Job Number: 3603701**

2016 TESL Model S 70 RWD 2016.5 *Ltd Avail* 4D SED Electric- Electric black

IMPORTANT INFORMATION ABOUT THE NAMED INSURANCE COMPANY'S CHOICE OF PARTS POLICY.

THIS ESTIMATE MAY LIST PARTS FOR USE IN THE REPAIR OF YOUR VEHICLE THAT ARE MANUFACTURED BY A COMPANY OTHER THAN THE ORIGINAL MANUFACTURER OF YOUR VEHICLE. THESE PARTS ARE COMMONLY REFERRED TO AS AFTERMARKET PARTS OR COMPETITIVE PARTS, AND MAY INCLUDE COSMETIC OUTER BODY CRASH PARTS SUCH AS HOODS, FENDERS, BUMPER COVERS, ETC. THE INSURANCE COMPANY GUARANTEES THE AFTERMARKET OR COMPETITIVE CRASH PARTS ARE AT LEAST EQUAL TO THE ORIGINAL EQUIPMENT MANUFACTURER PARTS IN TERMS OF KIND, QUALITY, SAFETY, FIT AND PERFORMANCE THAT ARE LISTED ON THIS ESTIMATE AND ACTUALLY USED IN THE REPAIR OF YOUR VEHICLE FOR AS LONG AS YOU OWN IT. IF A PROBLEM DEVELOPS WITH THE KIND, QUALITY, SAFETY, FIT AND PERFORMANCE OF THESE PARTS, THEY WILL BE REPAIRED OR REPLACED AT THE INSURANCE COMPANY'S EXPENSE. THIS GUARANTEE IS LIMITED TO THE REPAIR OR REPLACEMENT OF THE PART. HOWEVER, IF YOU CHOOSE NOT TO USE ONE OR MORE OF THE AFTERMARKET OR COMPETITIVE CRASH PARTS THAT MAY BE LISTED ON THIS ESTIMATE IN THE REPAIR OF YOUR VEHICLE, THE INSURANCE COMPANY WILL SPECIFY THE USE OF ORIGINAL EQUIPMENT MANUFACTURER PARTS, EITHER NEW OR RECYCLED AT THE INSURANCE COMPANY'S OPTION, AT NO ADDITIONAL COST TO YOU. THE INSURANCE COMPANY DOES NOT SEPARATELY GUARANTEE THE PERFORMANCE OF ORIGINAL EQUIPMENT MANUFACTURER PARTS, AND MAKES NO REPRESENTATION ABOUT THE AVAILABILITY OF ANY MANUFACTURER'S GUARANTEE.



CITY OF HERMOSA BEACH

CLAIM REPORTING FORM FOR ALL PERSONS OR PROPERTY

FILE WITH: City Clerk's Office
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

RESERVE FOR FILING STAMP

DEPT. NO. _____

INSTRUCTIONS

1. Claims for death, injury to person or to personal property must be filed not later than six months after the occurrence. (Gov. Code Sec. 911.2)
2. Claims for damages to real property must be filed not later than 1 year after the occurrence. (Gov. Code Sec. 911.2)
3. Read entire claim form before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim form must be signed on page 2 at bottom.
6. Attach separate sheets, if necessary, to give full details.



Name of Claimant
Barbara Stafford

The following information is required by the Federal government for all claims of personal injury:

Social Security Number: _____

Date of Birth: April 5, 1939

Home Address Of Claimant
123 S. Catalina Avenue, #120, Redondo Beach, CA 90277

Occupation of Claimant
Retired

Business Address of Claimant

Home Telephone Number

(310)698-2722

Give address and telephone number to which you desire notices or communications to be sent regarding this claim. Carpenter, Zuckerman & Rowley, 8827 West Olympic Boulevard, Beverly Hills, CA 90211, 310-273-1230

Business Telephone Number

()

Date of Damage/Loss/Injury
On or about December 23, 2018

Time
A.M. 12:00P.M.

Place of Damage/Loss/Injury
415 Vincent Street, Redondo Beach, CA 90277

How did damage/loss/injury occur? (Be specific) (See Attachment).

Were Police at scene? Yes ☐ No ☒
Were Paramedics at scene? Yes ☒ No ☐

Report No.

What particular act or omission do you claim caused the damage/loss/injury.

(See Attachment).

Name of City employee(s) causing the damage/loss/injury: Unknown at this time.

The amount claimed, as of the date of presentation of this claim, is computed as follows: (please attach estimates/receipts)

PLEASE REMEMBER TO SIGN CLAIM FORM

F/B95/Personnel/claim form

Damages incurred to date (exact):

Expenses for medical and hospital care \$ Unknown at this time.
 Loss of earnings \$ Unknown at this time.
 Special damages for..... \$ Unknown at this time.
 General damages \$ Unknown at this time.
 Total damages incurred to date \$ Unknown at this time.

Estimated expenses for medical and hospital care

Future expenses for medical and hospital care \$ Unknown at this time.
 Future loss of earnings \$ Unknown at this time.
 Other prospective special damages \$ Unknown at this time.
 Prospective general damages \$ Unknown at this time.
 Total estimate prospective damages \$ (See Attachment).

WITNESSES to DAMAGE or INJURY: LIST ALL PERSONS and addresses of persons known to have information:

Name Unknown at this time. Address _____ Phone _____
 Name _____ Address _____ Phone _____
 Name _____ Address _____ Phone _____

DOCTORS and HOSPITALS:

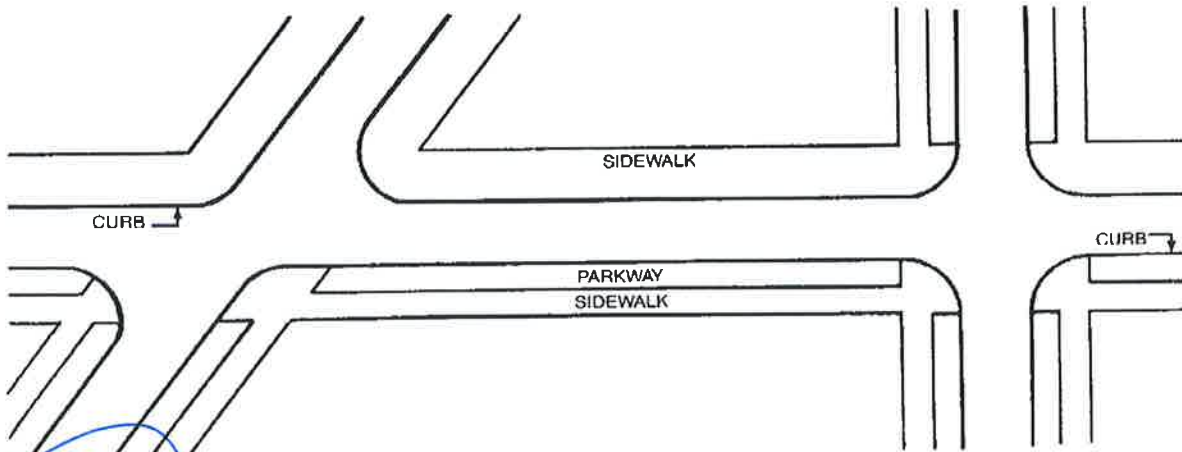
Hospital Torrance Memorial Med. Ctr. Address 3330 Lomita Blvd. Date Hospitalized _____
Torrance, CA 90505
 Doctor Providence Little Company of Mary Med. Ctr. Address 4101 Torrance Blvd. Date of Treatment _____
Torrance, CA 90503
 Doctor The Wright Home Care, Inc. Address 6060 W. Manchester Ave. #113 Date of Treatment _____
Los Angeles, CA 90045

READ CAREFULLY

For all accident claims place on following diagram names of streets, including North, East, South, and West; indicate place of accident by "X" and showing house number or distances to street corners. If City vehicle was involved, designate by letter "A" location of City vehicle when you first saw it, and by "B" location of yourself or your vehicle

when you first saw City vehicle; location of City vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X".

NOTE: If diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Signature of claimant or person filing on his behalf giving relationship to Claimant:

Typed Name:

Paul S. Zuckerman,
Attorney for Claimant

Date:

6/10/19

YOUR CLAIM WILL BE PLACED ON A CITY COUNCIL AGENDA FOR ACTION BY THE CITY COUNCIL. YOUR CLAIM WILL BE IN THE PUBLIC DOMAIN; CLAIM FORMS ARE PUBLIC RECORDS; CITY COUNCIL AGENDAS ARE POSTED ON THE CITY'S WEBSITE; THE MEETING AT WHICH YOUR CLAIM WILL BE CONSIDERED IS BOTH CABLECAST AND STREAMED LIVE OVER THE INTERNET; MINUTES OF THE MEETING WILL REFLECT THE ACTION TAKEN ON YOUR CLAIM AND ARE POSTED ON THE CITY'S WEBSITE.

PLEASE REMEMBER TO SIGN CLAIM FORM

CLAIM FORM FOR DAMAGES TO PERSON
ADA/CIVIL CODE ATTACHMENT

The WAVE Dial-A-Ride, the City of Redondo Beach, the City of Hermosa Beach and Parking Concepts, Inc. (hereinafter collectively referred to as "Public Entities") and their agents and employees constitute public accommodations and/or public facilities and are subject to the requirements of Health & Safety Code Section 19955, Civil Code Sections 51, 51.5, 52(a), 54, 54.1 and 54.3 and Title II of the Americans with Disabilities Act of 1990.

On December 23, 2018, Claimant Barbara Stafford ("Claimant") was partially paralyzed and confined to a wheelchair or electric scooter. She was, and is, considered a disabled American. She is a protected member of the class of persons protected by the laws identified herein. The Public Entities and their agents and employees are in violation of these laws because their actions resulted in Claimant's injuries and damages. As referenced earlier, the Public Entities did not adequately accommodate Claimant.

Without limitation, Claimant arranged for the Public Entities agents/employees to transport Claimant in WAVE Dial-A-Ride vehicle in a vehicle designed to accommodate an individual in a motorized scooter and with a driver skilled in assisting such individuals on and off the vehicle. The Public Entities failed to properly transport Claimant on or about December 23, 2018 given her limitations due to being immobile. More specifically, as Claimant was exiting the vehicle in her motorized scooter and was on the lift portion extending from the vehicle to the ground, the vehicle operator prematurely retracted the lift and caused Claimant to fall over and sustain serious injuries. Said vehicle operator was inadequately and improperly trained by the employees/agents of the Public Entities.

The facts of this incident amounted to the denial of proper legal access to Claimant and was in violation of California's legal requirements. Claimant suffered a violation of her civil rights to full and equal access, was severely injured, and was embarrassed and humiliated. As a result of this denial of access, Claimant suffered, without limitation, severe and permanent physical injuries.

1. The Public Entities' actions and omissions and failure to act as a reasonable and prudent public accommodation violates § 51 of the *Civil Code*, which, without limitation, incorporates violations of the Americans with Disabilities Act of 1990.
2. The acts and omissions of the Public Entities and their agents/employees are discriminatory in nature and in violation of *Civil Code* § 51.5.
3. The Public Entities and their agents/employees' acts and omissions as specified have denied to Claimant full and equal accommodations, advantages, facilities, privileges, and services in a business establishment, on the basis of physical disability, in violation of *Civil Code* §§ 51 and 51.5.
4. As a legal result of the violations of Claimant's civil rights, Claimant has suffered the damages set forth herein and is entitled to, without limitation, the rights and remedies set forth in *Civil Code* 52(a), which include (without limitation): her damages, a trebling of her actual damages to be no less than \$4,000, as well as attorney's fees and costs.
5. ND: 4826-3437-0201, v. 1



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

REPORT 19-0592

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

ADOPTION OF ORDINANCE NO. 19-1394 AMENDING TITLE 10 (VEHICLES AND TRAFFIC) OF THE HERMOSA BEACH MUNICIPAL CODE TO EXTEND THE TEMPORARY PROHIBITION ON SHARED MOBILITY DEVICES FROM BEING: OFFERED FOR USE ANYWHERE IN THE CITY; PLACED IN ANY PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY; OR OPERATED ON ANY PUBLIC PROPERTY OR RIGHT-OF-WAY IN THE CITY

(City Clerk Elaine Doerfling)

Recommended Action:

The City Clerk recommends that the City Council adopt by title only, Ordinance No. 19-1394 Amending Title 10 (Vehicles and Traffic) of the Hermosa Beach Municipal Code to extend the temporary prohibition on shared mobility devices from being: offered for use anywhere in the City; placed in any public right-of-way or public property; or operated on any public property or right-of-way in the City.

Attachments:

Ordinance No. 19-1394

Respectfully Submitted by: Elaine Doerfling, City Clerk

Concur: Suja Lowenthal, City Manager

ORDINANCE NO. 19-1394

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING TITLE 10 (VEHICLES AND TRAFFIC) OF THE HERMOSA BEACH MUNICIPAL CODE TO EXTEND THE TEMPORARY PROHIBITION ON SHARED MOBILITY DEVICES FROM BEING: OFFERED FOR USE ANYWHERE IN THE CITY; PLACED IN ANY PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY; OR OPERATED ON ANY PUBLIC PROPERTY OR RIGHT-OF-WAY IN THE CITY.

THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings.

A. Recent transportation and technology innovations and community interest in new mobility options have created a new market of both privately-owned and on-demand dockless electric scooters and bicycles (referred to as shared on-demand personal mobility devices). While this equipment offers a new form of low-emission transportation options, the technology has the ability for shared equipment to be placed or left virtually anywhere in the public right-of-way, and for both shared and privately-owned equipment to be operated by users in a manner that is considered unsafe to the operator or other users of public spaces.

B. The sudden and unforeseen proliferation of these privately-owned and on-demand shared mobility devices that operate in the public right-of-way, has created potential nuisance and safety concerns that are not adequately covered by existing definitions and regulations in the California Vehicle Code or the Hermosa Beach Municipal Code.

C. It is the belief of the City of Hermosa Beach that, based on the operation in other cities and understanding of the current technology of active operators that adequate mechanisms are not yet in place to prevent such nuisance conditions and ensure safe operation. Therefore, the City of Hermosa Beach initiated amendments to the Municipal Code to temporarily prohibit the operations of shared on-demand personal mobility devices that operate in the public right-of-way or on public property until such time when regulations are adopted and permits are issued to address potential nuisance conditions and safety concerns associated with scooter and bikeshare equipment.

1 The Hermosa Beach City Council properly reviewed and considered this matter on August 27,
2 2019. Public Notice of the hearing was published on August 15, 2019.

3 **SECTION 2.** Chapter 10.44 of Title 10 of the Hermosa Beach Municipal Code is amended
4 to read as follows:

5 **Chapter 10.44 – Shared On-Demand Personal Mobility Devices**

6 10.44.010 – Purpose.

7 The purpose of this chapter is to prohibit Shared On-Demand Personal Mobility Devices from being
8 placed in the public right-of-way or on public property, operated in the public right-of-way, or
9 offered for use anywhere in the City until such regulations may be adopted so as to address potential
10 nuisance conditions and safety concerns related to the operation of Shared On-Demand Personal
11 Mobility Devices.

12 10.44.020 – Definitions.

13 a) “Shared On-Demand Personal Mobility Devices” shall mean any wheeled device that has
14 handlebars, and is designed to be either powered by an electric motor or other power source, or to
15 be powered by human propulsion, that is accessed via an on-demand portal, whether through a
16 smart-phone, access code, I.D. card, or similar method, and is operated by a public, private , or
17 non-profit entity that owns, manages, maintains and insures devices for shared use by members,
18 which are available to members in unstaffed, self-service locations.

19 b) “Shared On-Demand Personal Mobility Device Operator” (“Operator”) shall mean an
20 individual or a public, private, or non-profit entity that manages Shared On-Demand Personal
21 Mobility Devices.

22 10.44.030 – General Requirements

23 It is unlawful to provide, place, offer for use or operate a Shared On-Demand Personal Mobility
24 Device, or to operate as a Shared On-Demand Personal Mobility Device Operator in any street or
25 public right of way, or other public place within the City in which the public has the right of travel.

26 a) Any Enforcement Officer, as that term is defined in HBMC Section 1.10., is hereby authorized
27 to impound the Shared On-Demand Personal Mobility Devices of any person or Shared On-Demand
28

1 Personal Mobility Device Operator violating the provisions of this chapter Equipment shall be
2 subject to an impound fee established by City Council resolution.

3 b) The City Manager may promulgate regulations for the notification to the Operator and return
4 of the Devices to the Operator and as may otherwise be necessary to implement the purpose of this
5 chapter.

6 10.44.040 – Violations.

7 A violation of this chapter is subject to the administrative penalty provisions of Chapter 1.10 of this
8 code. Where the violation is of a continuing nature, each day or portion thereof wherein the violation
9 continues constitutes a separate and distinct violation. It is a violation of this chapter to knowingly
10 make a false statement in any application for a license or permit or in any report required under this
11 chapter.

12 10.44.050 – Applicability of Traffic Regulations, Beach and Strand Regulations.

13 Every person riding a shared on-demand personal mobility device in the City shall be subject to all
14 of the applicable duties of the driver of a vehicle by Title 10, Vehicles and Traffic, Chapter 10.12
15 Traffic Rules, and the operator of wheeled devices by Title 12, Street, Sidewalks and Public Places,
16 Chapter 12.20 sections 12.20.220 and 12.20.230.

17 10.44.060. Sunset Clause

18 This chapter shall expire on April 10, 2020 unless otherwise extended or changed by an act of the
19 Hermosa Beach City Council.

20 **SECTION 3.** The City Clerk is directed to fill in the effective date in this ordinance for
21 Section 10.44.060 above.

22 **SECTION 4.** The City Clerk shall certify to the passage of this Ordinance, shall enter the
23 same in the book of original ordinances of said city, and shall make minutes of the passage and
24 adoption thereof in the records of the proceedings of the City Council at which the same is passed
25 and adopted.

26 **SECTION 5.** The City Council designated the City Attorney to prepare a summary of this
27 ordinance to be published pursuant to Government Code Section 36933(c)(1) in lieu of the full text
28 of said ordinance. The City Clerk caused said summary to be published on August 23, 2018 [five

(5) days before the adoption of the ordinance] in The Easy Reader, a weekly adjudicated newspaper of general circulation, published and circulated in Hermosa Beach. Prior to the expiration of fifteen (15) days after the date of adoption of the ordinance, the City Clerk shall cause the summary to be re-published in The Easy Reader.

SECTION 6. The City Clerk shall certify to the passage of this Ordinance, shall enter the same in the book of original ordinances of said city, and shall make minutes of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted.

SECTION 7. This Ordinance shall become effective and be in full force and effect from and after thirty (30) days of its final passage and adoption.

PASSED, APPROVED and ADOPTED this 10th day of September, 2019 by the following vote:

PRESIDENT of the City Council and **MAYOR** of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

REPORT 19-0579

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

CERTIFICATE OF APPROPRIATENESS TO ALLOW A TENANT IMPROVEMENT WITHIN SUITE 101 ON THE FIRST FLOOR OF THE BIJOU BUILDING LOCATED AT 1221 HERMOSA AVENUE AND DETERMINE THE REQUEST IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINE SECTION 15331 (HISTORICAL RESOURCE RESTORATION/REHABILITATION)

(Community Development Director Ken Robertson)

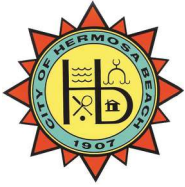
Recommended Action:

Staff recommends that the City Council continue the public hearing to the September 24, 2019 City Council meeting while City staff and the historic consultant finalize the Historic Resource Report for the Bijou building theatre space located at 1221 Hermosa Avenue, Suite 101.

Respectfully Submitted by: Nicole Ellis, Associate Planner

Concur: Ken Robertson, Community Development Director

Approved: Suja Lowenthal, City Manager



Staff Report

Staff Report

REPORT 19-0510

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

**CONSIDERATION OF A MUNICIPAL CODE AMENDMENT TO
ESTABLISH A TWO-YEAR PILOT PROGRAM TO ALLOW AND
REGULATE SHORT-TERM VACATION RENTALS IN EXISTING
NONCONFORMING RESIDENTIAL UNITS THAT ARE
LOCATED WITHIN COMMERCIAL ZONES
(Community Development Director Ken Robertson)**

Recommended Action:

Staff recommends that the City Council:

1. Introduce the attached ordinance to amend various sections of Title 17 of the Hermosa Beach Municipal Code, thereby establishing a two-year pilot program to allow and regulate short-term vacation rentals in existing non-conforming residential units that are located within commercial zones; and
2. Approve the amendment to the master fee resolution to establish permit fees for short-term vacation rentals.

Executive Summary:

In 2016, the City Council adopted an ordinance prohibiting short-term vacation rentals in residential zones. The proposed ordinance will allow a two-year pilot program to allow and regulate short-term vacation rentals in non-conforming residential dwelling units on commercially zoned properties. When last considered in March 2017, the City Council provided specific direction to staff on amending the proposed code text. This text amendment includes changes to address the Council's concerns.

Background:

A short-term vacation rental is the rental of a dwelling unit or a room in a dwelling for compensation by way of a rental agreement, lease, license or any other means, whether oral or written to a person or group of persons for temporary overnight accommodations for a period of less than thirty (30) consecutive days. Over the past several years, the growth of the short-term vacation rental industry has exploded. With over eight million units available worldwide, it is estimated that 25% of travelers use a short-term vacation rental.

Staff Report

REPORT 19-0510

These rentals have their benefits such as providing additional capacity to accommodate tourists, allowing an owner to generate income from an under-utilized dwelling unit, and generation of transit occupancy tax revenue. However, they also come with potential problems, such as, loss of affordable housing, creation of “commercial party houses,” occupants creating a public nuisance through trash and noise, and changes to the neighborhood character. To avoid these impacts, it is critical for local jurisdictions to consider appropriate regulations if allowing the operation of short-term vacation rentals.

In March 2016, the Planning Commission directed staff to: 1) set a public hearing to consider a text amendment to clarify the existing regulations that prohibited short-term vacation rentals in residential zones; and 2) analyze the feasibility of allowing short-term vacation rentals within non-conforming residential units within commercially zoned properties.

The Planning Commission, and later the City Council, conducted public hearings to consider the ban on short-term vacation rentals in residential zones. These hearings culminated with the City Council introducing Ordinance 16-1365, on May 10, 2016, which clarified the existing City regulations that prohibited short-term vacation rentals in all residential zones. Ordinance 16-1365 was subsequently adopted on May 24, 2016.

Staff initially presented the potential to allow short-term vacation rentals within non-conforming dwelling units on commercially zoned properties to the Planning Commission on June 21, 2016. The Commission conducted further discussions to consider a potential change to the municipal code on September 20, 2016, November 15, 2016, and December 12, 2016. A summary of the Planning Commission’s concerns and action is discussed below in the Discussion Section of this report.

On March 28, 2017, the City Council conducted a public hearing to consider a text amendment to the municipal code to establish a two-year pilot program to allow short-term vacation rentals in non-conforming residential dwelling units on properties that are commercially zoned. At the conclusion of the hearing, the City Council directed staff to:

1. Report back at a future public hearing with a draft text amendment ordinance to establish a 24-month pilot program to define, allow, and regulate short-term vacation rentals.
2. Amend the proposed regulations to stipulate that more than three violations of any of the City’s quality of life ordinances (not just violations of the subject ordinance) within a 12-month period shall result in revocation of business license.
3. Provide options for Council consideration on the following as-yet-undetermined elements that require further Council discussion, which include:
 - a. Management and Operations Plan provisions
 - b. Posting of an identification plaque at all times and ensuring visibility from public right-of-way

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- c. Provision of a 24-hour/day contact person to respond to calls within 45 minutes
 - d. Requirement of a private kitchen area in each unit
 - e. Establishment of a parking requirement
 - f. Whether pilot program be allowed citywide or limited to specific area
4. Provide written public notice to properties located within a 200-foot radius of each nonconforming residential dwelling unit on commercially zoned properties.

A draft of this report was distributed to the City Council on August 27, 2019. Since circulation of the draft report, staff has heard numerous concerns about short-term vacation rentals operating in the C-1 zone. Concerns received include:

- There could be confusion on properties with mixed-use developments. (Residential units in these developments are not non-conforming, therefore will not be allowed to contain a short-term vacation rental.)
- The close proximity of buildings in the C-1 zone to the adjoining residential properties.
- Other similar visitor serving accommodations, such as hotels and motels, are not permitted in the C-1 zone.

In retrospect, staff feels it would be prudent to exclude short-term vacation rentals from the C-1 zone. Staff has modified the draft ordinance and map of potential sites accordingly.

Discussion:

Based on a windshield survey conducted by staff in 2016, which was later bolstered by two Planning Commissioners who volunteered to conduct additional research, there are 145 non-conforming dwelling units on 50 commercially zoned properties in the City (excluding the C-1 zone). Of these dwelling units, 79 are located on 27 properties within the coastal zone. The reason so many of these uses exist in the commercial zones is prior to approximately 1980, the City allowed residential uses in commercial zones, under the prevailing practice at the time that any use of lower intensity than the primary permitted use was still allowed. Now, residential uses have been largely precluded in commercial zones with the exception of the allowance for mixed-use projects in the C-1 zone.

Coastal Act

The Coastal Act does not specifically require the City allow short-term vacation rentals and the Coastal Commission has not taken formal action requiring jurisdictions to provide for them in the Coastal Zone. Nevertheless, the Coastal Commission has noted that the regulation of (including a ban) falls into the context of the local coastal program and has rejected amendments to Local Coastal Programs that include a complete ban on short-term vacation rentals. In December 2016, the City received a letter from Chair of the Coastal Commission (**Attachment 4**) that states, "...the Commission has not historically supported blanket vacation rental bans under the Coastal Act, and has found such programs in the past not to be consistent with the Coastal Act." While the Coastal

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Commission considers short-term vacation rentals as a lower-cost accommodation, there are no mechanisms available to the City or the Coastal Commission to regulate prices; however, the Coastal Commission believes that short-term rentals may be considered a low-cost visitor accommodation as they often:

- offer a greater range of accommodation types and sizes-making accommodations available to a more diverse range of groups or families;
- offer shared accommodations or room rentals-making smaller accommodations available to single travelers; and
- include facilities for cooking or meal preparation-reducing overall travel costs by allowing visitors to prepare their own meals.

While not all accommodations may be lower-cost, the factors noted above can help to enhance access to the coast to a broader group of potential visitors.

It is important to note that the City is in the process of trying to obtain Coastal Commission approval of our Local Coastal Program. Staff believes that program would help meet the Coastal Commission's desire to provide low-cost accommodations.

Proposed Changes to Municipal Code

In order to accommodate some short-term vacation rentals in the City while protecting the City's very dense residential zones, staff has prepared an ordinance to amend various sections of Title 17 of the Hermosa Beach Municipal Code. These recommended changes will not alter the prohibition of short-term vacation rentals in the residential zones.

The recommended changes to the code have been derived from testimony and direction in the previous public hearings. The specific code language is in the attached ordinance; however, the following is a summary of staff's recommendations:

1. Short-term vacation rentals will be allowed only during the two-year pilot program period. The start of the pilot program will begin on the effective date of the ordinance (30-days after the second reading) and will cease automatically unless the City Council either deletes or extends the sunset date prior to the expiration of the pilot program.
2. The permitted use tables will be modified to allow short-term vacation rentals within the following zones: C-2, C-3, and Specific Plan Areas 7, 8, and 11.
3. Short-term vacation rentals will only be permitted in existing non-conforming residential units in the above-mentioned commercial zones. The establishment of new residential units in these areas is prohibited; as such, there will be no increase in the potential number of units that could be used for short-term vacation rentals.

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4. Prior to establishing a short-term vacation rental, the operator shall obtain approval of an Administrative Permit from the City, which will be required to be renewed annually. As part of the permitting process, the Building Official will inspect the site to ensure compliance with the Building Codes. The applicant will be responsible to pay all required application and inspection fees.
5. Prior to the City issuing an Administrative Permit, the applicant will be required to obtain approval of a Management and Operations Plan, which will be kept on file with the City. The plan will need to include the following:
 - a. Identify reasonable and prudent business practices that will be employed to ensure the short-term vacation rental unit is used in a lawful manner.
 - b. Provide a legible identification plaque within plain view that contains pertinent information about the unit, such as, the property address, permit number, and telephone number for the Police Department Dispatch to allow complaints regarding condition, operation or conduct of occupants of the unit.
 - c. The name, address and telephone number of a local contact person who shall be available 24 hours per day, seven days per week for the purpose of responding within 45 minutes to City staff calls pertaining to complaints regarding the condition, operations, or conduct of occupants of the short-term rental or their guests.
 - d. Identify reasonable and prudent business practices that will be employed to ensure that the occupants of the short-term vacation rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate any applicable law, rule or regulation pertaining to the use and occupancy of the short-term vacation rental unit.
 - e. The owner or their authorized agent shall respond in a timely manner to any notification that the occupants of the short-term vacation rental are creating unreasonable noise, disturbances, engaging in disorderly conduct, or breaking any law to halt or prevent a recurrence of the conduct.
 - f. Identify reasonable and prudent business practices that will be employed to ensure the short-term vacation rental unit is used for overnight accommodations only. This shall include using all prudent business practices to prohibit the rental to commercial party businesses.
 - g. Prior to occupancy of a short-term vacation rental unit, the owner or their authorized agent shall do all of the following:
 - Obtain the contact information of the renter. This information shall be retained for three years and made available to the City upon request.
 - Provide a copy of the City's "Good Neighbor" brochure containing these

Staff Report

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requirements to the renter.

- Require the renter to execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants of the short-term vacation rental unit and their guests with all applicable laws, rules and regulations pertaining to the use and occupancy of the short-term vacation rental unit. This information shall be retained for three years and made available to the City upon request.
 - h. Provide a plan to ensure the property shall be maintained free of litter and debris.
 - i. Ensure that onsite parking will only be permitted on an approved driveway, parking space, garage and/or carport areas only.
 - j. Ensure approved onsite parking space(s), including all enclosed garages, are kept free and clear to accommodate vehicular parking for renters/guests during all times the unit is in use as a short-term vacation rental.
 - k. Limit the number of adult occupants allowed to occupy any given short-term vacation rental unit to two adults per bedroom/sleeping area.
 - l. Require that all written publications or any website that promotes the availability or existence of the short-term vacation rental unit include the permit number and the number of approved parking spaces.
6. Require the operator of the short-term vacation rental to obtain a business license for the unit (s) and shall pay all applicable Transit Occupancy Taxes.
 7. Establish a parking standard for short-term vacation rentals at a rate of one parking space per bedroom, with a maximum of two parking spaces required, and require all units to meet the onsite parking requirement. For mixed-use properties, the site will need to provide sufficient parking to accommodate all uses.
 8. Require each unit to have a kitchen, a bathroom, and a designated sleeping area.
 9. Subject the violation of any section of this short-term vacation rental ordinance to administrative citations and provide a provision that allows revocation of the administrative permit and business license with three or more violations of this ordinance or any other City quality of life ordinance within a 12-month period.
 10. Require any short-term vacation rental that is in operation in the commercial zones at time of the adoption of the ordinance to obtain all required permits within 180 days or cease operation.

Planning Commission

As previously noted, the Planning Commission conducted its final public hearing on the text

Staff Report

REPORT 19-0510

amendment on December 12, 2016. During the hearing, the Commission made the following comments in support of allowing short-term vacation rentals:

- Providing short-term vacation rentals will enhance coastal access, which is consistent with the Coastal Act.
- This amendment would provide an opportunity to legalize and standardize these alternative modes of short-term accommodations.
- The City would collect Transient Occupancy Tax (TOT) from short-term vacation rentals.
- If violations continue to occur at a location, the City would have the ability to revoke a license.
- Various Commissioners clarified that short-term vacation rentals would be held to the same level of standards as hotels; therefore, many of the issues and concerns related to disturbances raised by the Commission and residents would both be alleviated and mitigated.

The following comments were made in opposition to allowing short-term vacation rentals:

- All Commissioners had concern about the timing of this discussion and necessary action with the City currently enforcing its active ban of STVRs in residential zones citywide.
- Preference from various Commissioners was to focus on residential ban and potentially revisit at a date unknown the discussion of the existing stock of nonconforming residential uses located within commercial zones.
- Belief that the proposed ordinance is a faulty land use decision because the ordinance may create an incentive to maintain and operate non-conforming residential units in commercial zones and that concerns expressed by the Commission and residents may be resolved if the use and structure were built and operated as a hotel with onsite management, cleaning services, etc.
- It was expressed that land use decisions should be done at a local level as opposed to state level.
- Concern that the City may be approving an ordinance based on speculation that the ordinance will solve a problem and that until the City receives a definitive answer from Coastal Commission or case law is established regarding affordable accommodations, this land use discussion should be put on hold.
- It was expressed that coastal access is not of concern as the City has existing hotel accommodations for visitors, Hermosa's beaches are open and accessible to residents and visitors, and parking accommodations are free or reasonably priced throughout the coastal zone.

After considering all the oral and written testimony provided to them over the four meetings, the Planning Commission voted 3-2 not to adopt the resolution recommending the City Council adopt a text amendment to regulate short-term vacation rentals in existing nonconforming residential units located in commercial zoning districts.

Staff Report

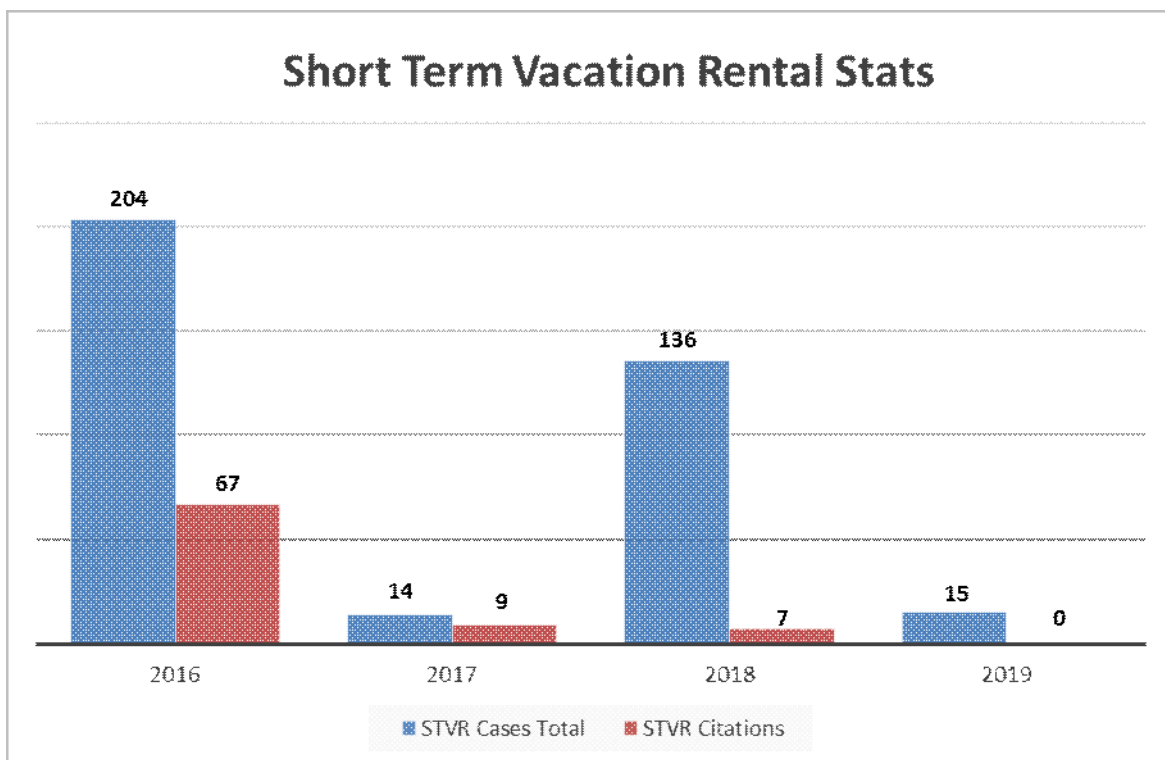
REPORT 19-0510

Code Enforcement Actions

Since the initiation of the 2016 prohibition, the City's Code Enforcement staff has been actively pursuing compliance of illegal short-term vacation rentals operating in residential zones. To assist with this task, the City contracts with Host Compliance, who monitors the virtual plethora of websites that offers short-term vacation rental listings. Upon finding a new listing, Host Compliance issues a letter to the owner to notify them of the violation. If the owner fails to comply within 30 days, a second letter is issued by Host Compliance. Continual noncompliance will result in the City pursuing all legal remedies, including issuing citations and prosecution. This proactive approach has resulted in:

- Code Enforcement opening 369 cases for unpermitted short-term vacation rentals, of which resulted in 83 citations.
- As a result of the hard work of Code Enforcement staff, only three cases currently remain active.

It is important to note that the City is not currently enforcing against short-term vacation rentals in the commercial zones, pending the outcome of this request. Nevertheless, since implementation of the enforcement program, the number of short-term vacation rentals in the City has drastically decreased.



Staff Report

REPORT 19-0510

With the recent addition of a second fulltime Code Enforcement Officer, the City will be able to enhance the proactive enforcement of short-term vacation rentals. This will also allow Code Enforcement staff to quickly respond to complaints.

City Council Direction

The City Council previously continued the public hearing and provided staff with four points of direction, which includes:

1. Report back at a future public hearing with a draft text amendment ordinance to establish a 24-month pilot program to define, allow and regulate short-term vacation rentals;

Staff Comment: The ordinance language has been amended to include a sunset clause. It will automatically expire 24 months after the effective date, unless the City Council takes action to extend the time or make the regulations permanent.

2. Amend the proposed regulations to stipulate that more than three violations of any of the City's quality of life ordinances (not just violations of the subject ordinance) within a 12-month period shall result in revocation of business license;

Staff Comment: The ordinance has been amended to require revocation of the business license and administrative permit upon three affirmed violations of this ordinance or any of the City's quality of life ordinances within a 12-month period. This includes text in the new short-term vacation rental section of the code to require revocation and new text in the administrative permit section of the code to give the City the ability to revoke the permit. Notwithstanding this, even a single violation will subject the property owner to enforcement action and administrative citation, as allowed by the Municipal Code, to ensure the City can obtain compliance with any violation.

3. Provide options for Council consideration on the following as-yet-undecided elements that require further Council discussion, which include:

- a. Management and Operations Plan provisions,

Staff Comment: It is prudent to include this requirement; as such, staff has included language in the proposed zoning text that requires approval of a management and operation plan. This plan will specify all reasonable business practices the owner will take to ensure the short-term vacation rental will not create an impact to the neighbors. This includes maintaining the property, preventing commercial party businesses from using the site, providing a copy of the City's "Good Neighbor" brochure to all renters, maintaining the records of renters for three years, providing a contact person, specifying the number of parking spaces, and setting a maximum number of occupants.

- b. Posting of an identification plaque at all times and ensure visibility from public right-of-way,

Staff Report

REPORT 19-0510

Staff Comment: The intent of the plaque is to allow the public an avenue to file a complaint. The standard size of the plaque will be six square feet; however, the Director of Community Development may alter the size to ensure it is visible and legible from the public right-of-way. The plaque will contain the property address, the permit number, and the Police dispatch number so a complaint can be filed. The Police Department will then determine if an immediate response is needed, if they should call the contact person to respond, or if the matter should be referred to Code Enforcement.

- c. Provide a 24-hour/day contact person to respond to calls within 45 minutes,

Staff Comment: Staff believes this is an important requirement to include in the management and operations plan. This will ensure a timely response to an issue, should the City receive a valid complaint about the operations.

- d. Require a private kitchen area in each unit,

Staff Comment: In order to prevent a dwelling unit from being converted to multiple short-term vacation rentals and to encourage the use of the units as family accommodations, staff recommends that each unit have a kitchen, a bathroom, and a designated sleeping area.

- e. Establishment a parking requirement, and

Staff Comment: To minimize impacts to the surrounding properties, ensuring the short-term vacation rental has onsite parking is a judicious measure. As part of the proposed ordinance, staff recommends creating a parking standard at one parking space per bedroom, with a maximum of two parking spaces being required. As with any new use in the City, if an owner wishes to establish a new short-term vacation rental, they will need to have sufficient onsite parking to accommodate all uses.

- f. Should pilot program be allowed citywide or limited to specific area;

Staff Comment: As currently proposed, short-term vacation, rentals would be allowed in any non-conforming dwelling unit within a commercial zone (C-2, C-3, SPA 7, SPA8, and SPA 11) in the City. One matter the City Council should discuss is whether to limit to a specific area of the City, such as commercial properties in the coastal zone, or to allow citywide.

- 4. Provide written public notice to properties located within a 200-foot radius of each nonconforming residential.

Staff Comment: Staff mailed a public notice to all property owners within 200 feet of all the commercial zoned properties that have non-conforming residential dwelling unit and published the notice in the Easy Reader. As an added measure, notice of the Text Amendment was sent out on the City's social media accounts and posted to the City's website.

Staff Report

REPORT 19-0510

Fee Schedule

Staff has developed a fee schedule, which is designed to cover the cost of staff time estimated to be needed to process the applications: \$1,735 for an initial application and \$1,501 for a renewal application. This will cover time needed for staff to conduct various inspections of the premises, review and recommend modifications to the Manager & Operations Plan, review the identification plaque, research, review and consideration of any violations, etc.

Environmental Determination

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which states that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Inasmuch as this is a pilot program that allows existing structures to change their use (from long term residential to more transient occupancy), and has strict operational requirements, it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

General Plan Consistency:

PLAN Hermosa, the City's General Plan, was adopted by the City Council in August 2017. The Text Amendment supports several PLAN Hermosa goals and policies that are listed below:

Land Use Goal 8. A range of coastal-dependent and visitor-serving uses available to serve a variety of income ranges and amenity desires. Provision of adequate accommodations and recreational uses can help to enhance both the visitor and resident experience when frequenting the beach and nearby coastal destinations.

Land Use Policy 8.2 Coastal-related uses. Accommodate coastal-related uses within reasonable proximity to the coastal-dependent uses they support.

Approval of the pilot program will allow a new source of accommodations that will not only serve the coastal dependent uses, but will provide visitor-serving uses throughout the City.

Fiscal Impact:

The application fees are designed to cover the cost of staff time needed to process the applications. The City would also receive Business License taxes and Transient Occupancy Tax (TOT) from any short-term vacation rental approved to operate; however, no estimate of the potential revenue has been undertaken at this point.

Attachments:

1. Draft Ordinance
2. Amendment to Master Fee Resolution
3. City Council Minute Excerpts, dated March 28, 2017

Staff Report

REPORT 19-0510

4. Letter from Coastal Commission, dated December 6, 2016
5. Map of known commercially zoned non-conforming residential properties
6. Written Communication

Respectfully Submitted by: David Blumenthal, AICP, Senior Planner

Concur: Ken Robertson, Community Development Director

Noted for Fiscal Impact: Charlotte Newkirk, Accounting Manager

Legal Review: Lauren Langer, Assistant City Attorney

Approved: Suja Lowenthal, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CITY OF HERMOSA BEACH
AMENDING VARIOUS SECTIONS OF THE HERMOSA BEACH
MUNICIPAL CODE TO ESTABLISH A TWO YEAR PILOT
PROGRAM TO REGULATE THE RENTAL OF EXISTING
NONCONFORMING RESIDENTIAL PROPERTIES THAT ARE
LOCATED IN COMMERCIAL ZONING DISTRICTS FOR FEWER
THAN THIRTY DAYS

The City Council of the City of Hermosa Beach does ordain as follows:

Section 1. Section 17.04.040 of the Hermosa Beach Municipal Code is hereby amended by adding the following term to the alphabetical list of terms:

“Short-term vacation rental” shall mean the rental of a residential dwelling, a dwelling unit or a room in a dwelling for compensation by way of a rental agreement, lease, license or any other means, whether oral or written to a person or group of persons for temporary overnight accommodations for a period of less than thirty (30) consecutive days. Short-term vacation rentals are also known as, “short-term vacation rental” and “vacation rentals”

Section 2. Section 17.26.030 of the Hermosa Beach Municipal Code is hereby amended by adding the following use category to the alphabetical list of uses to read as follows:

USES	C-1	C-2	C-3	See section
Short-term vacation rental	-	P	P	17.40.230

Section 3. Section 17.40.230 is hereby added to Chapter 17.40 of Title 17 of the Hermosa Beach Municipal Code to read as follows:

17.40.230 Short-term vacation rentals.

This section sets forth requirements for the establishment and operation of short-term vacation rentals in nonconforming residential dwellings units in certain commercial zones.

A. Permit and Operational Requirements. The approval of operation of a short-term vacation rental shall be subject to the following requirements:

1. Administrative Permit Required. Short-term vacation rentals may be established and operated only after an Administrative Permit has been approved in compliance with Chapter 17.55 of this Code. The Administrative Permit for a short-term vacation rental shall be valid for one calendar year from the date of issuance and may be renewed annually thereafter, provided that this section remains in effect and has not expired.

- a. Prior to granting of an Administrative Permit for operation of a short-term vacation rental, the premises shall be inspected by the Building Official for compliance with all applicable Building and Safety codes. Renewal of said Administrative Permit is subject to inspection by the Building Official for compliance with all applicable Building and Safety codes, as well as compliance with the then applicable municipal code regulations regarding short-term vacation rental rentals. An inspection fee for third and subsequent inspections, as set by resolution of the City Council, may be charged for these additional inspections.
 - b. An application for a new or renewal of an Administrative Permit shall include payment of all required fees, as set by resolution of the City Council.
 - c. Short-term vacation rental rentals established under this section shall have no vested right to continued existence.
2. Location. Short-term vacation rental rentals shall only be permitted in nonconforming residential dwellings on properties zoned C-2, C-3 or SPA 11.
 - a. For purposes of this section, a nonconforming residential unit shall mean a residential dwelling unit that was lawfully established and maintained as a dwelling unit as of **[INSERT EFFECTIVE DATE OF ORDINANCE]**. If the unit is converted into a non-residential use, then it shall be deemed the termination of the existing nonconforming residential use, and thereby the unit loses any nonconforming status as a residential use and loses any right to operate as a short-term vacation rental.
3. Management and Operations Plan. In addition to any other requirements for an application for an Administrative Permit, or any conditions of approval contained therein, the application to establish and operate a short-term vacation rental shall be accompanied by a management plan, which shall establish, to the satisfaction of the Community Development Director, or his/her designee the following:
 - a. The reasonably prudent business practices that owner or owner's authorized agent will use to ensure that the short-term vacation rental unit is used in a manner that complies with all applicable laws, rules, regulations, and permits.
 - b. An identification plaque posted and maintained at all times, within plain view of and legible to the general public, not exceeding six square feet in size, and containing address of premises and permit number, and telephone number of Hermosa Beach Police Department Dispatch for complaints regarding condition, operation or conduct of occupants of the unit. The Director of Community Development may alter the size requirement to ensure the plaque is legible from the adjacent public right-of-way.
 - c. The name, address and telephone number of a local contact person who

shall be available 24 hours per day, seven days per week for the purpose of responding within 45 minutes to City staff calls pertaining to complaints regarding the condition, operations, or conduct of occupants of the short-term vacation rental or their guests.

- d. The owner or the owner's authorized agent, shall, upon notification that any occupant or guest of the short-term vacation rental unit has created unreasonable noise or disturbances, engaged in disorderly conduct, or committed violations of any applicable, law, rule or regulation pertaining to the use and occupancy of the short-term vacation rental unit, respond in a timely and appropriate manner to immediately halt or prevent a recurrence of such conduct. Failure of the owner or the owner's authorized agent to respond to such calls or complaints regarding the condition, operation, or conduct of the occupants and/or guests of the short-term vacation rental unit in a timely and appropriate manner shall subject the owner to all administrative, legal and equitable remedies available to the City.
- e. The owner and/or the owner's authorized agent shall use reasonably prudent business practices to ensure that the occupants and/or guests of the short-term vacation rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct or illegal activity, or violate any applicable law, rule or regulation pertaining to the use and occupancy of the short-term vacation rental unit.
- f. The owner and/or the owner's authorized agent shall use reasonably prudent business practices to ensure that the short-term vacation rental unit is used for overnight accommodations purposes only. This shall include using all prudent business practices to prohibit the rental to commercial party businesses.
- g. Prior to occupancy of a short-term vacation rental unit, the owner or the owner's authorized agent shall:
 - i. Obtain the contact information of the renter.
 - ii. Provide a copy of the City's "Good Neighbor" brochure containing these requirements to the renter.
 - iii. Require the renter to execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants of the short-term vacation rental unit and their guests with all applicable laws, rules and regulations pertaining to the use and occupancy of the short-term vacation rental unit.
 - iv. The information required in Paragraphs i and iii of this subsection shall be maintained by the owner or the owner's authorized agent for a period of three years and be made available upon request to any officer of the City responsible for the enforcement of any provision of the municipal code or any other applicable law, rule or regulation pertaining to the use and occupancy of the short-term vacation rental unit.
- h. The property shall be maintained free of litter and debris. Trash and refuse shall not be left or stored within public view, except in proper containers for the purpose of collection by the City's authorized waste

hauler on scheduled trash collection days. The size or number of containers and/or frequency of pick-up (if permitted by the City's authorized waste hauler) shall be increased if needed to accommodate the amount of trash generated by all uses on the site.

- i. On-site parking shall be allowed on approved driveway, garage and/or carport areas only. Parking of oversized vehicles must comply with the provisions of Chapter 10.32 of the Hermosa Beach Municipal Code.
- j. Approved on-site parking space(s), including all enclosed garages, shall be kept free and clear to accommodate vehicular parking for renters/guests during all times the unit is in use as a short-term vacation rental.
- k. The number of adult occupants allowed to occupy any given short-term vacation rental unit shall be limited to two per bedroom/sleeping area.
- l. The Community Development Director, or designee, shall have the authority to impose additional conditions on the use of any given short-term vacation rental to ensure that any potential secondary effects unique to the subject short-term vacation rental unit are avoided or adequately mitigated.
- m. The owner or owner's authorized agent shall post the current short-term vacation rental permit number, as well as the number of approved on-site parking spaces available, in any written publication or on any website that promotes the availability or existence of a short-term vacation rental unit.

4. The owner shall comply with all requirements related to a Business License under Chapter 5.04 of the Hermosa Beach Municipal Code, and related to the Transient Occupancy Tax under Chapter 3.32 of the Hermosa Beach Municipal Code for the operation of the short-term vacation rental.

B. Development Standards. Short-term vacation rentals shall conform to the following standards.

1. On-site parking shall be provided as required under Chapter 17.44.
2. A private kitchen area, shower and toilet facilities, and at least one room/area designated as a sleeping area shall be provided in each unit.

C. Amortization. Any short-term vacation rental that was in operation on **[INSERT EFFECTIVE DATE OF ORDINANCE]** shall cease operations no later than **[INSERT DATE THAT IS 180 DAYS AFTER EFFECTIVE DATE OF ORDINANCE]**, unless said short-term vacation rental complies with the requirements of this Section and obtains all required permits and licenses outlined in the section.

D. Violations. Violations of this ordinance are subject to the following standards.

1. Any violation of this Section shall result in issuance of an Administrative Citation pursuant to Chapter 1.10 of the Hermosa Beach Municipal Code.

2. More than three (3) violations of this ordinance or any of the City's quality of life ordinances, such as noise violations, disturbing the peace, or creating a public nuisance, within a twelve (12) month period shall be grounds for revocation of the business license and Administrative Permit, in accordance with provisions of the code, provided the three (3) violations have been affirmed by a hearing officer in the event they are appealed.

E. Sunset Clause. The provisions in this ordinance shall become inoperative on **[INSERT DATE THAT IS 2 YEARS AFTER EFFECTIVE DATE OF ORDINANCE]** and shall be considered repealed on that date, unless the City Council of Hermosa Beach enacts a new ordinance that becomes effective on or before **[INSERT DATE THAT IS 2 YEARS AFTER EFFECTIVE DATE OF ORDINANCE]** and which deletes or extends that date. No new or renewals of Administrative Permits and/or business licenses for short-term vacation rentals shall be issued after **[INSERT DATE THAT IS 2 YEARS AFTER EFFECTIVE DATE OF ORDINANCE]** and no permitted short-term vacation rental shall have a right to operate beyond the term of the permit.

Section 4. Section 17.38.540 of the Hermosa Beach Municipal Code is hereby amended by adding the following use category to the alphabetical list of uses to read as follows

USES	P or U	See section
Short-term vacation rental	P	17.40.230

Section 5. Section 17.44.030 of the Hermosa Beach Municipal Code is amended by adding the following parking standard to the alphabetical list of parking requirements to read as follows:

- P. Short-term vacation rentals in commercial zones: one (1) space per bedroom, in no case less than one (1) space per unit and a maximum of two (2) spaces per unit being required.

Section 6. Section 17.52.050 of the Hermosa Beach Municipal Code is amended to read as follows:

With the exception of a short-term vacation rental use approved pursuant to Section 17.40.230, if an existing nonconforming manufacturing, commercial or residential use is vacated or removed and it is succeeded by another use, this shall be deemed the termination of the existing nonconforming use, and thereby immediately loses any vested right to continue. A nonconforming use may be succeeded by a use, which is itself nonconforming, provided the degree of nonconformity is less intensive (e.g., requires less parking or results in fewer dwelling units).

It is the intent of this section to allow for an improvement in the degree of nonconformity of a use utilizing existing structures. It is not intended to allow the

construction of new structures in violation of the provisions of this chapter.

The planning commission shall make determinations as to whether a use is less intensive upon request

Section 7. Section 17.55.070 of the Hermosa Beach Municipal Code is amended to read as follows:

Any administrative permit may be revoked by the director or the decision making body for any of the following causes:

- A. That any term or condition has not been complied with;
- B. That the property for administrative permit has been granted is used or maintained in violation of any statute, law, regulation or condition of approval;
- C. That the use for which the administrative permit was granted has not been exercised for at least twelve (12) consecutive months, or has ceased to exist, or has been abandoned;
- D. The administrative permit has been issued for a short-term vacation rental, which has received three affirmed violations of this ordinance or any of the City's quality of life ordinances, such as noise violations, disturbing the peace, or creating a public nuisance, within a 12-month period; or,
- E. That the use for which the administrative permit was granted has been so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance.

A hearing to show cause why the permit should not be revoked shall be held by the issuing body prior to the revocation of any administrative permit. Written notice shall be provided the permit holder at least ten (10) days prior to the hearing stating the reasons therefor.

Section 8. CEQA. The City Council of the City of Hermosa Beach hereby finds, determines, and declares that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which states that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Inasmuch as this is a pilot program that allows existing structures to change their use (from long term residential to more transient occupancy), and has strict operational requirements, it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

Section 9. Effective Date. This ordinance shall take effect thirty (30) days after its passage and adoption pursuant to California Government Code section 36937.

Section 10. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this

Ordinance, cause it to be published or posted in accordance with California law.
The City Clerk is further directed to fill in the appropriate dates as indicated in the ordinance above.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2019

MAYOR of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

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Short-Term Vacation Rental	Application Fee
Initial Application	\$1,735.00
Annual Renewal	\$1,501.00

SECTION 3. The above fee shall become effective immediately.

PASSED, APPROVED AND ADOPTED this 10th day of September 2019.

PRESIDENT of the City Council and **MAYOR** of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

- k) **REPORT** **REQUEST FOR APPROVAL OF CLASSIFICATION SPECIFICATION**
17-0199 **FOR ACCOUNTANT; ESTABLISHING THE POSITION IN THE**
PROFESSIONAL & ADMINISTRATIVE EMPLOYEE GROUP;
AND SETTING THE SALARY RANGE
(Human Resources Manager Vanessa Godinez)

Attachments: [ACCOUNTANT](#)

Action: To approve the staff recommendation to:

- 1) Approve the class specification for Accountant;
- 2) Determine the appropriate unit for this classification is the Professional & Administrative Employee Group; and
- 3) Establish the 5-step salary range for this position as \$5,721 to \$6,953 per month as approved in the 2016/2017 budget.

At 8 p.m., the order of the agenda moved to Municipal Matter Item 6(a).

3. **CONSENT ORDINANCES** – None

4. **ITEMS REMOVED FROM THE CONSENT CALENDAR FOR SEPARATE DISCUSSION**

Items 2(g) and (j) were heard at this time but are shown in order for clarity.

Public comments on items removed from the Consent Calendar are shown under the appropriate item.

At 11:41 p.m., the order of the agenda moved to Other Matters Item 8(a).

5. **PUBLIC HEARINGS**

- a) **REPORT** **CONSIDERATION OF MUNICIPAL CODE AMENDMENT**
17-0201 **TO ALLOW AND REGULATE SHORT TERM VACATION RENTALS**
IN EXISTING NONCONFORMING RESIDENTIAL UNITS LOCATED
IN COMMERCIAL ZONING DISTRICTS
(Community Development Director Ken Robertson)

Attachments: [1. Exhibit A- Draft Ordinance](#)
[2. Draft Ordinance Criteria](#)

Director Robertson presented the report, provided a map to each Councilmember, and responded to Council questions. City Attorney Jenkins and Interim City Manager Jalili also responded to Council questions.

The public hearing opened at 9:58 p.m. As no one came forward to address the Council on this item, the public hearing closed at 9:58 p.m.

Action: To direct staff to:

- (1) Report back at a future public hearing with a draft text amendment ordinance to establish a pilot program to define, allow and regulate short term vacation rentals in existing nonconforming residential units located in commercial zoning districts, which will automatically conclude 24 months after the adopted ordinance takes effect unless the Council takes action to either terminate the pilot program at an earlier date or extend it beyond the specified 24 months;
- (2) Amend Section 4.C.2. of the draft ordinance presented this evening with language to stipulate that more than three violations of any of the City's quality of life ordinances (not just violations of the subject ordinance) within a 12-month period shall ~~may~~ result in revocation of business license; and
- (3) Provide options for Council consideration on the following as-yet-undecided elements that require further Council discussion:
 - o Management and Operations Plan provisions;
 - o Posting of an identification plaque at all times – if required, the size/placement of ID plaque to ensure visibility from public right-of-way;
 - o A 24-hour/day contact person to respond to calls within 45 minutes;
 - o Requirement for a private kitchen area
 - o Parking requirements; and
 - o Pilot program to be citywide or limited to specific area.

Motion Duclos, second Fangary. The motion carried 3-2, noting the dissenting votes of Armato and Petty.

Further Action: To direct staff to provide written notice to properties located within a 200-foot radius of each nonconforming residential site prior to the next public hearing on this matter, in addition to posting the public notice on the City's website, providing an e-blast, and the usual newspaper publication.

Motion Petty, second Fangary. The motion carried by a unanimous vote.

Additional Action: To proceed with tonight's meeting until midnight.

Motion Fangary, second Armato. The motion carried 4-1, noting the dissenting vote of Petty.

At 11:04 p.m., the order of the agenda moved to Public Hearing item 5(c).

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885

**RECEIVED**

DEC 12 2016

COMMUNITY DEV. DEPT

(Sent Individually via US Mail)

December 6, 2016

TO: Coastal Planning/Community Development Directors

SUBJECT: Short-Term/Vacation Rentals in the California Coastal Zone

Dear Planning/Community Development Director:

Your community and others state and nationwide are grappling with the use of private residential areas for short-term overnight accommodations. This practice, commonly referred to as vacation rentals (or short-term rentals), has recently elicited significant controversy over the proper use of private residential stock within residential areas. Although vacation rentals have historically been part of our beach communities for many decades, the more recent introduction of online booking sites has resulted in a surge of vacation rental activity, and has led to an increased focus on how best to regulate these rentals.

The Commission has heard a variety of viewpoints on this topic. Some argue that private residences should remain solely for the exclusive use of those who reside there in order to foster neighborhood stability and residential character, as well as to ensure adequate housing stock in the community. Others argue that vacation rentals should be encouraged because they often provide more affordable options for families and other coastal visitors of a wide range of economic backgrounds to enjoy the California coastline. In addition, vacation rentals allow property owners an avenue to use their residence as a source of supplemental income. There are no easy answers to the vexing issues and questions of how best to regulate short-term/vacation rentals. The purpose of this letter is to provide guidance and direction on the appropriate regulatory approach to vacation rentals in your coastal zone areas moving forward.

First, please note that vacation rental regulation in the coastal zone must occur within the context of your local coastal program (LCP) and/or be authorized pursuant to a coastal development permit (CDP). The regulation of short-term/vacation rentals represents a change in the intensity of use and of access to the shoreline, and thus constitutes development to which the Coastal Act and LCPs must apply. We do not believe that regulation outside of that LCP/CDP context (e.g., outright vacation rental bans through other local processes) is legally enforceable in the coastal zone, and we strongly encourage your community to pursue vacation rental regulation through your LCP.

The Commission has experience in this arena, and has helped several communities develop successful LCP vacation rental rules and programs (e.g., certified programs in San Luis Obispo and Santa Cruz Counties going back over a decade; see a summary of such LCP ordinances on our

website at:

https://documents.coastal.ca.gov/assets/la/Sample_of_Commission_Actions_on_Short_Term_Rentals.pdf). We suggest that you pay particular attention to the extent to which any such regulations are susceptible to monitoring and enforcement since these programs present some challenges in those regards. I encourage you to contact your local district Coastal Commission office for help in such efforts.

Second, the Commission has not historically supported blanket vacation rental bans under the Coastal Act, and has found such programs in the past not to be consistent with the Coastal Act. In such cases the Commission has found that vacation rental prohibitions unduly limit public recreational access opportunities inconsistent with the Coastal Act. However, in situations where a community already provides an ample supply of vacation rentals and where further proliferation of vacation rentals would impair community character or other coastal resources, restrictions may be appropriate. In any case, we strongly support developing reasonable and balanced regulations that can be tailored to address the specific issues within your community to allow for vacation rentals, while providing appropriate regulation to ensure consistency with applicable laws. We believe that appropriate rules and regulations can address issues and avoid potential problems, and that the end result can be an appropriate balancing of various viewpoints and interests. For example, the Commission has historically supported vacation rental regulations that provide for all of the following:

- Limits on the total number of vacation rentals allowed within certain areas (e.g., by neighborhood, by communitywide ratio, etc.).
- Limits on the types of housing that can be used as a vacation rental (e.g., disallowing vacation rentals in affordable housing contexts, etc.).
- Limits on maximum vacation rental occupancies.
- Limits on the amount of time a residential unit can be used as a vacation rental during a given time period.
- Requirements for 24-hour management and/or response, whether onsite or within a certain distance of the vacation rental.
- Requirements regarding onsite parking, garbage, and noise.
- Signage requirements, including posting 24-hour contact information, posting requirements and restrictions within units, and incorporating operational requirements and violation consequences (e.g., forfeit of deposits, etc.) in rental agreements.
- Payment of transient occupancy tax (TOT).
- Enforcement protocols, including requirements for responding to complaints and enforcing against violations of vacation rental requirements, including providing for revocation of vacation rental permits in certain circumstances.

These and/or other provisions may be applicable in your community. We believe that vacation rentals provide an important source of visitor accommodations in the coastal zone, especially for larger families and groups and for people of a wide range of economic backgrounds. At the same time we

also recognize and understand legitimate community concerns associated with the potential adverse impacts associated with vacation rentals, including with respect to community character and noise and traffic impacts. We also recognize concerns regarding the impact of vacation rentals on local housing stock and affordability. Thus, in our view it is not an 'all or none' proposition. Rather, the Commission's obligation is to work with local governments to accommodate vacation rentals in a way that respects local context. Through application of reasonable enforceable LCP regulations on such rentals, Coastal Act provisions requiring that public recreational access opportunities be maximized can be achieved while also addressing potential concerns and issues.

We look forward to working with you and your community to regulate vacation rentals through your LCP in a balanced way that allows for them in a manner that is compatible with community character, including to avoid oversaturation of vacation rentals in any one neighborhood or locale, and that provides these important overnight options for visitors to our coastal areas. These types of LCP programs have proven successful in other communities, and we would suggest that their approach can serve as a model and starting place for your community moving forward. Please contact your local district Coastal Commission office for help in such efforts.

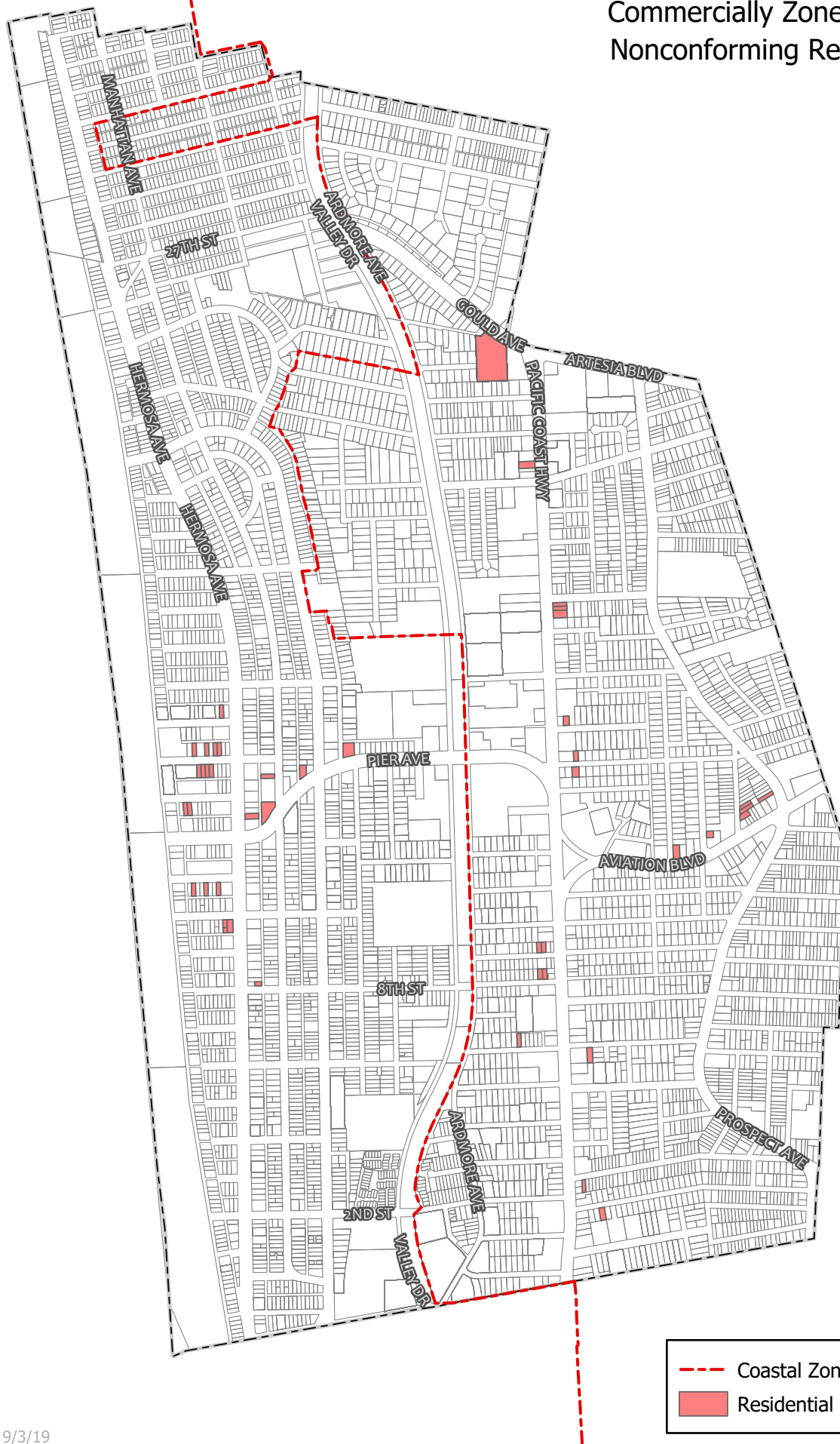
Sincerely,

A handwritten signature in dark ink, appearing to read "Steve Kinsey". The signature is fluid and cursive, with the first name "Steve" written in a larger, more prominent script than the last name "Kinsey".

STEVE KINSEY, Chair
California Coastal Commission

City of Hermosa Beach

Commercially Zoned Parcels with
Nonconforming Residential Uses



From: John Vanhara <john@eastbiz.com>
Sent: Saturday, August 17, 2019 1:06 PM
To: Ann Yang <anny@hermosabch.org>
Subject: short term vacation rental

Hello Anny,

I am the owner of 44 The Strand. I am not against allowing short term rentals if they are used for people on vacation. My main concern is that even now some units are rented for parties and celebrations. People get drunk. They are extremely loud. Do not respect private property (walking through our property at 44 The Strand to access beach). How are the super short rentals will be regulated specially due to the noise and nuisance issues?

John Vanhara
Ofiplex.com

From: Debra Flaska <dflaska@aol.com>
Sent: Sunday, August 18, 2019 2:10 PM
To: Ann Yang <anny@hermosabch.org>
Cc: Debbie Flaska <dflaska@aol.com>
Subject: Short-term vacation rentals in comm zoned properties - comment

Hello,

My name is Debbie Flaska and I live at 735 8th St, Hermosa Beach. I received a courtesy notice in the mail that the HB City Council will be considering an ordinance that will establish a two-year pilot program to allow and regulate short-term vacation rentals in existing non-conforming dwelling units on commercially zoned properties, and that my property is within 200 feet of a property that could be eligible to contain a short-term rental.

The commercially zoned property within 200 feet of me is already operating as an Air BNB. The host name is Aaron, co host is Taylor. They advertise 2 properties on [AirBNB.com](https://www.airbnb.com) and change the name of the rooms frequently, but if you look on the map on AirBNB with a zip code of 90254 you will find it. Currently, one room is called "Private Room by the Beach" and advertised at \$80 per night. The other room is called "The Minimalist Room" and is advertised at \$58/night. Aaron is even designated a "superhost" on AirBNB.

I became aware of it because people were parking in my driveway, stating they were staying at an AirBNB and looking for Aaron or Taylor, the hosts. So I researched on AirBNB and found their advertised rooms. I see people coming and going constantly with their roller board luggage. They enter the glass door marked "777" on Eighth St. People have dumped their pizza boxes in my trash can on the way to the beach (I work from home, and my trash cans are right outside my "office" window facing the sidewalk, so I see it happen). There are constantly empty food wrappers, marijuana empty wrappers and small pieces of trash such as napkins, snack bags in my front yard and driveway that I clean up. I installed video cameras in my back yard a few weeks ago, and found that I have 2 rats and 1 opossum that frequent my yard almost nightly. I purchased a rat zapper, which caught one, but still working on the other. It has no effect on the opossum unfortunately. I also have a video camera on my driveway and front door, and see people either parking in my driveway, or walking up and down it with their luggage in tow. If I am home, I tell the people they can't park in my driveway.

I am not in favor of the proposed pilot program, but if it does pass and you are going to regulate short-term rentals, I would ask that you designate a minimum stay, such as one week, and require the host to provide adequate trash bins, maintain a certain standard of cleanliness, and provide parking. One night rentals at \$58/night should be in a regulated motel, not next door to houses in Hermosa Beach.

Unfortunately, I am unable to attend the public hearing on Tuesday but will read the staff report when it is posted online.

Thank you for the opportunity to voice my concerns via email.

Debbie Flaska
735 8th St, Hermosa Beach
310-363-2120 (mobile)

From: noreply@granicusideas.com <noreply@granicusideas.com>

Sent: Tuesday, August 20, 2019 3:14 PM

To: Planning Commission-Group <PlanningCommission-GROUP@hermosabch.org>; Ken Robertson <krobertson@hermosabch.org>; Ann Yang <anny@hermosabch.org>; Nicole Ellis <nellis@hermosabch.org>

Subject: New eComment for Planning Commission Meeting

New eComment for Planning Commission Meeting

Anthony Higgins submitted a new eComment.

Meeting: Planning Commission Meeting

Item: 5. 19-0541 Information Only: Public Hearing Notices and Projects Zoning Map

eComment: Dear Mr. Robertson, Re: Handling of the Short-Term Rental Pilot Request for Public Comment Per the attached courtesy letter from you I am requesting a copy of the draft ordinance for short-term rentals in advance of Thursday's posting. The Notice I received (attachment) indicated that if I wished to review this ordinance prior to Friday, August 23 I could do so by contacting Mr Blumenthal. Is that NOT the case? Why the confusion? Well Mr Blumenthal is out of the office the last two days per his auto-reply email and his designee has not responded to my request for a draft. I also don't understand why the city has not made this draft-ordinance available on the web site earlier to facilitate public comment. I know you are only required to post it a minimum of 72 hours in advance of the public hearing but how does it benefit the public by not making it available earlier? Why always do the minimum? Finally why were the specific properties eligible for the pilot NOT identified in the written communications from you included below. That just makes it more difficult for the public to provide effective feedback. Finally, the verbiage you use to identify the properties eligible for the pilot appears to be intentionally and unnecessary vague. ...[to allow short-term rentals in existing non conforming dwellings]... see attached. What does "non-conforming" mean to the average resident? Does "existing" include properties under construction like 5 corners or does this apply to the apartments in the area? How are we supposed to comment on something so vague? Once again why not post the ordinance in advance? Why not specifically identify the eligible properties in a way that the average resident can easily understand? Like an address or a mark on a map? Why say you are can provide the ordinance in advance of the posting in your attached letter if you can't or won't? I have requested the draft ordinance twice with no response to that question. Do you really want a meaningful public hearing? If so I suggest you resend the letter to all residents and include the draft ordinance, a map of the eligible properties and verbiage the average resident can understand. I strongly recommend delaying the public hearing until this is done and waiving the 3 minute per person public comment time limit unless your goal is to suppress public comment

and residents legal grounds to challenge the ordinance. I'm referring to the last sentence in your letter. The one in fine print. Thank you Anthony Higgins

[View and Analyze eComments](#)

From: Matt Steiger <matt_steiger@hotmail.com>
Sent: Wednesday, August 21, 2019 4:31 PM
To: Ann Yang <anny@hermosabch.org>
Subject: Short-term vacation rentals - OPPOSED

Hi Ann,

I am a ten+ year resident of Hermosa Beach and am **OPPOSED** to the proposal to allow short term rentals.

As a renter in a secure building I have seen the impact of having short term rentals made available by one of the tenants. It was a disaster!

Although some of the short term renters respected the residents, many did not and it made living in the building a challenge.

Here are a few of the types of experiences that we tenants had to live through:

1. People did not respect that we are a secure building and propped open the security gate for their friends to enter.
2. Items were stolen from tenants while temporary 'guests' were in the building.
3. Random people would knock on my door 'looking for someone' ...it was scary!
4. Parties were a nightmare and it was difficult approaching intoxicated guests that would not respect our peace.
5. The constant influx of temporary tenants caused a long term tenant (and friend) to vacate their lease and leave the building.

This is not a comprehensive list of all the negative interactions that occurred due to one irresponsible tenant. Fortunately, the landlord found out about the unsanctioned short term rentals and stopped it (and the offending renter moved out!).

Let's keep Hermosa Hermosa and let hotels/motels/etc. accommodate vacationers.

Regards,

Matt Steiger
720 21st Street, Apt. 10
Hermosa Beach, CA 90254

City Council of Hermosa Beach California
c/o City Clerk's Office
1315 Valley Drive
Hermosa Beach, CA 90254



August 21, 2019

Dear Honored City Council Members,

Hello! My name is Marylou Puckett. Thank you so much for notifying my husband, Kevan Puckett, and I of the City Council meeting scheduled for Tuesday, August 27, 2019, which is being held to consider an ordinance that will establish a two-year pilot program to allow and regulate short-term vacation rentals in commercially zoned, non-conforming dwelling units in Hermosa Beach. Since we reside at 832 4th St., in a residentially-zoned (R-1) single family dwelling unit on a majority residentially-zoned, R-1 dwelling unit street (located only 36', 2" from a commercially-zoned, non-conforming dwelling unit at 818 4th St.), we would like to go on record with our complete and total opposition to the establishment of such an ordinance. Our complete and total opposition is for the same reasons that short-term rentals are not permitted in residential areas, which includes all of the same problems that are incurred when a dwelling unit is designated as a permanent "party-house":

1. **Greatly Increased Noise Levels**--For example, the noise levels in the Pacific Coast Highway Corridor already exceed allowable limits for the businesses and residences on and near PCH, according to a study of the noise levels in the PCH Corridor, which was conducted prior to finalizing Plan Hermosa.
2. **Increased Alcohol Intensity**—Another example is that the commercially-zoned, non-conforming property, located 36', 2' from our home, is directly across the street from Hermosa Wine and Spirits and is in close proximity to Hermosa Saloon and St. Rocke.
3. **Additional Criminal Activity from A Continual stream of Visiting strangers**—HBPD and HB Code Enforcement officers are already often being contacted by local residents and

businesses, in order to alleviate illegal and criminal activities on our street, especially in front of Pacific Coast Laundry, Hermosa Wine and Spirits and the adjoining alley.

4. **Additional Strains on Parking Facilities**—The parking spots and spaces on our block, for example, have already exceeded capacities, as employees and customers of at least 11 local businesses park on 4th St. and Ocean Dr. (both of which only allow parking on one side of the street), making for dangerously congested streets and leaving little, if any, parking for residents. As a matter-of-fact, as we stated on record at the City Planning Commission meeting on August 20, 2019, employees of Rosa’s Mexican Restaurant arrive early and sleep in their cars, in order to have a parking spot. For some of the other local businesses, the City’s metered parking lot is only considered as a “last resort” for employees who often speed around our neighborhood when they are late to work or customers who do the same, because they are late to gym classes at Poise Fitness and the other gyms in our area!!!
5. **The Extra Trash that Will Be Left by “Party House Visitors and Their Friends”**—Residents in residential areas bordering on commercially-zoned areas already have to contend with employees of local businesses and their customers illegally dumping trash, including hazardous waste, furniture, liquor bottles and junk all around their neighborhoods. In our case, these illegal activities are mostly conducted in the parking lots, which are in front of Hermosa Wine and Spirits, Pacific Coast Laundry, the City Parking Lot, and the adjoining alley.

The residents of our block, including the residentially-zoned 4th St. and Ocean Dr., are an integrated, residential community (which up-until-recently also included the family that were long-term renters at 828 4th St.), strive daily to work with each other as residents and with the employees and customers of local businesses through an extensive amount of give and take, and are serious about implementing **Plan Hermosa**. Please give the residents of these majority, residentially-zoned streets the “vital elements” to “live out” the goal of harmony between businesses and residents that was envisioned by the residents

and businesses of Hermosa Beach and the drafters of **"Plan Hermosa"** by **voting against any ordinance to consider allowing and regulating short-term rentals in existing commercially-zoned, non-conforming, dwelling units throughout Hermosa Beach, including at 818 4th St..**

Yours sincerely,

 
Kevan and Marylou Puckett

-----Original Message-----

From: Maximus Salon <419maximus@gmail.com>

Sent: Thursday, August 22, 2019 11:51 AM

To: Ann Yang <anny@hermosabch.org>

Subject: City Council(8-27-19)to allow short-term VR in C zone

From: A. Ed Hart

419-421 Pier Av, HB

To the distinguish city council members

Every HB Business owner and commercial property owner in SP11 and C zones that I talk to welcome's short term Vacation rental, for obvious reasons, that the renters will most likely use our restaurants and personal care Establishments and purchase from our retailers.

All the best

Ed Hart

David Blumenthal

From: Fred Nichols <fredcnichols@yahoo.com>
Sent: Friday, August 23, 2019 7:59 PM
To: Ann Yang; David Blumenthal
Cc: City Council; Gail Esther Forrest Nichols; Frederick Nichols
Subject: Hermosa Beach 2 year pilot program to allow & regulate short term rentals.....Request, Question & Comments to City Council

REQUEST TO DAVID BLUMENTHAL: Please provide me with the draft ordinance and draft provisions, to email:fredcnichols@yahoo.com, or the address noted below.

QUESTION:

WHAT SPECIFIC PROPERTIES ARE BEING CONSIDERED FOR THIS PILOT?

MY WIFE GAIL AND I OWN:

148, 150, 148 A FIRST STREET, HERMOSA BEACH, CA. 90254

I AM TRUSTEE FOR AND LIVE AT:

118 MANHATTAN AVE, HERMOSA BEACH, CA. 90254

I AM TRUSTEE FOR:

168 FIRST STREET, HERMOSA BEACH, CA. 90254

PLEASE LET ME KNOW THE PROPERTIES THAT ARE IN 200 FEET.

ALSO, I WOULD ALSO LIKE TO KNOW ALL THE PROPERTIES IN HERMOSA THAT ARE INTENDED TO BE BE PART OF THIS PILOT, OR WOULD QUALIFY FOR THE PILOT.

Our comments to City Council:

As a resident of Hermosa Beach since 1979, I raised two sons's in the city. I am a former Coach of neighborhood sports, a former Cub Master & Scout Master of Hermosa Beach scouting.

My wife and I are deeply concerned about the safety and the quality of life for our family, our grandchildren and our neighbors. I have recently spent thousands of dollars on security for my properties due to current conditions associated with homeless & out of town young delinquents. (I have made multiple calls to Hermosa PD of "skaters" damaging my property and my neighbors property . We recently had a peeping Tom in South Hermosa that the police were unable to apprehend. We see no upside to city residents for this pilot program.

We are against short-term rentals of any-kind, residential or commercial, in Hermosa Beach.

- Perhaps the city should encourage the building of more hotels.*
- I see what appears to be short-term rentals weekly as I walk the city , on my own street and on the strand. The city appears to be unable to regulate what is happening now, that I believe is against the law. How will the city be able to regulate these new units in the pilot program?*

Gail and I have 7 tenants, that include single women, and include a family with a baby on the way.

- 1. If there are benefits to the community that I do not understand as it relates to safety and quality of life please advise.*
- 2. How will this program be paid for?*
- 3. How will the city get input from the many renters who will be impacted by this pilot program?*
- 4. How will the city get input from the property owners who happen to live more than 200 feet from the specific properties?*
- 5. This is an issue for the entire city, not just homeowners within 200 feet of pilot properties.*

6. *We believe this will aggravate / exacerbate the out of control homeless problem in Hermosa Beach. Short term renters will be less inclined to report crime than residents or tenants.*
7. *What do our police and fire departments think of this ordinance? Do they have concerns? How will their concerns be mitigated.*

As a landlord, I appreciate the revenue opportunity this provides to the owners of the pilot properties. Although it may be good for them, it is not good for are already deteriorating quality of life in Hermosa Beach.

Please read this into the record during the hearing on Tuesday August 27, 2019 as I will not be available to attend in person.

Please acknowledge that this will be read into the record.

I am happy to discuss with anyone on the council or in the city planning department.

Thank You in advance,

Frederick and Gail Nichols
118 Manhattan Ave
Hermosa Beach, California 90254
1-(310) 376-4224
Mobile 310 351-4636

From: Jamie Enomoto <jenomoto@berkeley.edu>

Sent: Monday, August 26, 2019 12:30 PM

To: Ann Yang <anny@hermosabch.org>

Subject: pilot program to allow STVR

I am not in favor of this pilot program because on my street, 17th east of PCH, parking is very limited. If such a program was initiated then I would suggest that the properties must include off street parking.

Thanks,

Jamie

Hermosa Beach resident

Jamie Enomoto

(310) 963-8276 - mobile

From: Ezra C <ezchoueke@gmail.com>
Sent: Monday, August 26, 2019 12:37 PM
To: Ann Yang <anny@hermosabch.org>
Subject: In Support of Short Term Rentals in the Commercial District

I am in support of short term rentals in the commercial district

My name is Ezra Choueke. I have been a Hermosa Beach resident for the past twelve years. My wife Leigh and I live with our three small children at 57, 14th. Court. We depend on income from our two vacation rental properties located at 48 14th. St. and 68 14thSt. We live right next to these properties and we monitor them strictly especially because we have three small children whom we would never put in harms way. The properties are directly to the East of the Beach House Hotel and directly to the West of a parking lot we rent to the City of Hermosa Beach (This parking lot is adjacent to the Beach Market - so we have no residential neighbors.) We are in favor of allowing STVR in the commercial district.

We do have the following concerns:

Coastal Commission: We are wondering if the city has the right to enact and enforce an ordinance in the Coastal Zone without approval from the Coastal Commission. We would hope that the City would act in compliance with State laws by securing the necessary approvals and in not attempting to circumvent them.

“Any vacation rental regulation in the coastal zone must occur within the context of your local coastal program (LCP) and/ or be authorized pursuant to a coastal development permit (CDP)”

Many of us are opposed to STVRs in residential neighborhoods but this type of lodging should be available in commercial zones. We believe that the Coastal Commission is concerned with recreational access to our beaches. Given the price of owning or the long-term leasing residences in the Coastal Zone, for families seeking a beach vacation, STVRs are a very good and affordable alternative that enable us to share with others the benefits of living in Hermosa Beach. There is no decrease in the availability of low cost housing because in this zone there is almost no affordable housing.

2 Year Pilot Program:

STVRs in the commercial zone are currently allowed. If the new ordinance is enacted and then in after two years, permits are withheld, then STVRs in the commercial district will automatically be disallowed. The rights of property owners in continuing to provide STVRs that serve the public are not vested. By withholding opposition to the ordinance, are property owners tacitly agreeing that the City has the right to revoke their ability to operate STVRs within the framework of what is reasonable. Are property owners giving up their property rights by participating in the Pilot Program?

Hotels and STVRs:

If the same standards are applied to residences as they are to hotels, then this could potentially present an insurmountable obstacle for STVRs and could unreasonably disqualify them from providing lodging both for visitors and for residents who occasionally require extra room to accommodate visiting family members. It would be comforting to have clarity as to the intent of the City Council as to whether STVRs in commercial zones are truly allowed. If they are allowed then facilitate their existence and, if they are not allowed, then just come right out and say it.

Some of these properties are close to one hundred years old. Should any one hundred year old building be required to be up to current building codes (including ADA requirements) none would comply. Since they are already non-conforming, there are very strict guidelines that shape renovations etc. While the wording seems to suggest we would be permitted to run an STVR, the language on inspections and codes suggest that we would not be in compliance. And furthermore, would not be able to become compliant unless we renovated the entire structure - and in the course of this renovation we would probably lose our grandfathered residential status and be required to place a commercial building on the site.

Short Term and Long Term:

Can a residence in the commercial zone alternate between rentals of less and more than 30 days depending on the season of year and consumer demand? Does the TOT tax apply to rentals of over 30 days?

Code Enforcement Officer:

Assigning a full time code enforcement officer to monitor STVRs is wasteful and excessive. Considering that thus far in the 2019 calendar year only fifteen violations are reported and no citations issued. The same allocation of funds to the police department would be wiser and better serve the residents of the city. Before a violation takes effect, the property owner should have the opportunity to contest it so as to avoid the possibility of intimidation by a code enforcement official.

Property Manager:

Whereas it is a good idea to post the name and phone number of the property manager of an STVR, listing the address of the property manager, especially if she is a woman, can provide a security risk that could deter and endanger women, discouraging them from taking on this job. The address of the property manager should be entrusted to the police department and not posted on site.

Parking:

It would be good if parking can be provided either on site or at a location adjacent to the site, not just "on site." Most guests are part of a family group and utilize a single car, Uber or other public transportation. One parking space per bedroom may be optimal for hotel rooms but an exaggerated requirement for STVRs.

Websites:

Property owners should not be held responsible for the unauthorized listing or reviews of their properties on blogs or on websites.

Business license fees:

If the City proposes to collect a 12% TOT tax on rentals, that should be sufficient. The proposed business license fee is much too high. While addressing affordability, there is talk of raising the TOT tax from 12% to 14%. These costs are bourn directly by the consumer and will stifle demand. One wonders if the high fees attached to building inspections and application fees are another way to discourage STVRs. One must take into account the cumulative effect of all the obstacles placed in the path of property owners in the commercial district to understand if STVRs are in fact allowed or made impractical by the amount of cost and regulation required to keep them in legal compliance.

Our experience:

We have a very high approval rating on our STVRs.(see attached) We provide a valuable service in allowing mainly families to enjoy a vacation on our beaches. We have never been sited or received any complaints as regards to our visitors. Our visitors enjoy walking access to our fine beaches, restaurants, events and all of lower Pier Ave. Our visitors contribute in no small degree to the vitality, economic health and wellbeing of our beautiful downtown. People love STVRs just like they love Uber, Netflix and Amazon. The difference is that most STVRs are owned and operated by ordinary citizens and not by big companies. Family reunions are encouraged but commercially organized parties should be prohibited.

Our customers are generally families with multiple young children who can not stay comfortably in a hotel room for a week or so. Our small houses provide an alternative to renting two or three hotel rooms and splitting up the parents in each room. The guests spend a lot of money at local retailers, on bike and surf rentals, and at the restaurants in the area. We personally screen and meet our guests to offer good customer service as well as to prevent damage to the neighborhood or property. Our price point ensures that our visitors are professionals and our vigilance protects the neighborhood from trouble makers.

Thank you very much for your time.

Sincerely,

Ezra Choueke

310-752-3083

ezchoueke@gmail.com

5.0

Overall rating

62

Total reviews

97%

5 star reviews

Ratings (62)

Overall experience

5.0

Accuracy

5.0

Cleanliness

4.9

Communication

5.0

Check in

5.0

Location

5.0

Value

4.8

August 26, 2019

To: Hermosa Beach City Council Members

RE: Consideration Of A Municipal Code Amendment To Establish A Two-Year Pilot Program To Allow And Regulate Short-Term Vacation

We **object** to the adoption of the pilot program for the following considerations. As you delve into these questions, it doesn't make sense. Most importantly, STVRs clearly change the right to quiet enjoyment of one's home – no matter how much enforcement may be promised.

How many properties involved are residences and how many are apartments? Residences were not intended to be businesses for valid reasons. Why are you proposing to convert apartments to STVRs? Two of three nearest to our residence on Pier Avenue are apartments.

What are the STVR incentives for owners involved? Strictly greed. Money.

What are the incentives for the City? TOT and sales tax. Why wasn't an estimated TOT revenue for the City calculated, included and published? How much is this additional revenue driving the effort?

What is the impact on affordable housing? Bad. Fewer monthly rentals guarantees higher rents by aggravating the housing shortage.

What is the potential model for a true residence in a commercial zone? B & B. That's a supportable, positive model.

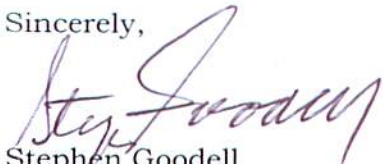
What is the natural role for hotels? They're the original and long-term solution to accommodate short-term visits. Support them.

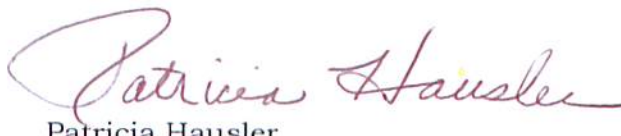
How does the example nearest to our home work? The studio apartments at Pier and Loma triggered the notice to us. It appears it would have very limited ability to convert more than one studio apartment into a STVR based upon very limited parking. As an apartment building, does it really need any conversion?

Other residences located on commercial property have not been identified. Contact us if interested in one example near us.

Thank you for your consideration and support of citizens living in residential zones.

Sincerely,


Stephen Goodell
1322 Sunset Drive


Patricia Hausler
1322 Sunset Drive

From: sandy edmonstone <eydnas@hotmail.com>

Sent: Monday, August 26, 2019 6:00 PM

To: Ann Yang <anny@hermosabch.org>

Cc: Nicole Ellis <nellis@hermosabch.org>

Subject: Re: STVR

Dear Council,

I own the property at 146 28th St in Hermosa Beach. I received the courtesy notice for "city council meeting to consider two (2) year pilot program to allow and regulate short-term vacation rentals in commercially zoned non-conforming dwelling units" as apparently my property is within 200 feet of a property that could be eligible to contain a short-term vacation rental. I have worked with Nicole Ellis in the Community Development Department who has been very diligent in trying to resolve my concerns. Unfortunately, she is unable to locate the property that would be eligible for the short-term rentals if this pilot program is approved. This is critical information for me and would request the city provide this to me prior to the September 10, 2019, City Council meeting so I can decide if I need to attend such meeting to represent my views. I would very much appreciate this.

Regardless of whether this may or may not impact me directly (i.e. within 200 feet) it does impact our community and as such I am compelled to submit my concerns in writing. I find Councilors Duclos and Fangary very short sighted in making the motion and seconding such, on March 28, 2017, that pertains to the courtesy notice defined above. It should be fair to presume these Councilors are very well aware of the three classifications of commercial zoning C-1, C-2 and C-3 and as such they should never be supporting blanket approval for the rental of non-conforming dwelling units in all commercially zoned areas. The fact they do support this indicates they are uninformed and frankly if a local taxpayer can invest the time to research this then acting reasonably one can only conclude Councilors Duclos and Fangary are acting negligently in supporting this. For Councilors Duclos and Fangary benefit, C-1 zoning is defined as "Neighborhood Commercial Zone. To provide sites for a mix of small local businesses appropriate for and serving the daily needs of nearby residential neighborhoods; while establishing land use regulations that prevent significant adverse effects on abutting residential uses. For clarity, this definition explicitly precludes the land use for motels and hotels. If the rationale for the two-year pilot is to provide short-term rentals no different than a motel or hotel (I have been told this by numerous city staff) then this should be confined to areas that are appropriately commercially zoned but definitely not zoned C-1. Having volumes of transient people come into the community and occupy the residential community while in commercially zoned, C-1 areas, that preclude other commercial operations (as they may cause significant adverse effects) is unjustifiable. The activity of short-term rentals has long been established and are to specifically occur in areas that are zoned for C-2 and C-3 activities not C-1. As well, I suspect part of the consideration in determining commercial zoning is infrastructure. What analysis have these Councilors conducted with respect to the additional strain on infrastructure these short-term rentals will have on the residential communities? Policing is already scarce and surely these Councilors have educated themselves with respect to the impact of short-term rentals in residential communities. Are these Councilors proposing to increase property taxes on these non-conforming dwellings to pay for the additional costs required for infrastructure?

Mix use zoning is also a strong consideration I would have hoped wouldn't have been overlooked but considering we are this far advanced I fear it has been. I assume there has been a lot of negative feedback on this and it's been a primary focus for many complainants so I will keep my comments brief. C-1 zoning is a small component of all residential communities and there are privileges and

responsibilities associated with such and when these were defined the City did not contemplate the concept of short-term rentals in residential areas. Had it contemplated such activities I am sure the community push back would have been immense. How is it these two Councilors can justify allowing commercial property owners to come into a residential area and rent out there non-conforming dwellings and profit from them when residents who have conforming properties are prohibited from doing the same? The activity of bringing transients into the community is the same regardless if they occupy a residential or commercial property, bottom line they are here. The question is then who should benefit from this and who will be more responsible? People in the residential community who's property is being used for there originally intended use i.e. to live in or a small percentage of the community that have the privilege of running a business that is not to create significant adverse effects on abutting residents. In addition, residential property owners will have a stronger sense of moral aptitude to ensure they are in good standing with their neighbors and an inherent desire to protect their property. I would respectfully submit the stakeholders that should benefit are the ones who will care more about who are coming into their homes and community and will be safer for the community and the short-term tenant.

Councilors Duclos and Fangary you have it wrong and you should withdraw your support of said motion. I have searched the minutes for any declarations of conflicts and see none. I certainly hope neither of you, your family members, associates, friends or businesses you are connected with have commercially zoned non-conforming dwelling units that will be profited from. If the desire is to increase short-term rentals come up with a structure that provides the majority of the constituents of the zoned area to benefit. Allow the proposed rentals in areas that are majority commercially zoned properties. If you allow C-1 owners the ability to conduct short-term rentals in an area mainly residential then let the residentially zoned properties to do the same but don't slap the residential owners in the face with your motion. If you need controls on residential short-term vacation rentals put them in place i.e. sell licenses, limit each property to being able to provide rentals one out of four years, lottery draw for rental license, etc. If this is too much work no problem find a way to attract more motels/hotels to the area if short-term rentals are required, they will be safer and will require them to invest in our infrastructure. If the community doesn't want that then it likely doesn't want short-term rentals.

If either Councilors wish to discuss this I would be more than happy to hear from them. I can be reached at the number below. Thanks for your time.

Sincerely,

S

Sandy L. Edmonstone
1-310-972-1737

From: Barbra Benes <barbbenes@aol.com>

Sent: Monday, August 26, 2019 8:56 PM

To: Ann Yang <anny@hermosabch.org>; Mayor Stacey Armato <sarmato@hermosabch.org>; Mayor Pro Tem Mary Campbell <mcampbell@hermosabch.org>; Councilmember Hany Fangary <hfangary@hermosabch.org>; Councilmember Justin Massey <jmassey@hermosabch.org>; Councilmember Jeff Duclos <jduclos@hermosabch.org>

Subject: STVR in commercial zones.

Council members:

I am writing to oppose the pilot program regarding STVR in commercial zones. The city finally got the matter of the STVRs under control. We finally got the illegal one on our street shut down. Why would you ever want to open that door again? Hermosa is a residential, family community. We don't want to be living next to "hotels". This is a horrible horrible idea. The city will not benefit, the residents clearly will not benefit.

When re-election time comes around, I will not cast my vote for any council member who supported this horrible plan. I will encourage my friends and neighbors to do the same.

Barbra Benes-Tarman

665 6th St

From: J. T. <imjtandlovinit@yahoo.com>

Sent: Monday, August 26, 2019 9:01 PM

To: Councilmember Hany Fangary <hfangary@hermosabch.org>; Councilmember Justin Massey <jmassey@hermosabch.org>; Councilmember Jeff Duclos <jduclos@hermosabch.org>; Mayor Stacey Armato <sarmato@hermosabch.org>; Mayor Pro Tem Mary Campbell <mcampbell@hermosabch.org>; Ann Yang <anny@hermosabch.org>

Subject: Short Term Vacation Rentals

Dear City Council Persons

My name is Jim Tarman and I live at 665 6th Street, Hermosa Beach.

I am strongly OPPOSED to any short term rentals. We previously had one 4 houses away. It is not good for our neighborhoods, not good for a community feel, not good for noise, and just not good for Hermosa Beach. These short term renters do not care about our neighborhoods. As residents there is no way to get to "know them." They bring and invite guests who also do not care about the Hermosa community.

The proposed Pilot Program shows a property next door to me that could be a short term rental under the proposed plan. This would be terrible personally, but I am also concerned with Hermosa Beach as a whole.

Please consider the Future of Hermosa Beach and do not pass this "Pilot Program." I will be strongly opposed to this.

Here's a question: How would YOU like to live next door to a short term vacation rental? I hope the answer to this question guides you well with your decisions.

Jim Tarman
665 6th Street, Hermosa Beach

From: Brian Pettigrew <brian@tvgl.com>

Sent: Monday, August 26, 2019 10:33:32 PM

To: Peter Hoffman <phoffman@hermosabch.org>; Michael Flaherty <MFlaherty@hermosabch.org>; Marie Rice <mrice@hermosabch.org>; Rob Saemann <rsaemann@hermosabch.org>; David Pedersen <dpedersen@hermosabch.org>; City Council <citycouncil@hermosabch.org>

Subject: STVR Pilot Program Feedback

Dear Council Members and Planning Commissioners,

I'm writing today in regards to my wife's and my concerns in regards to the proposed 2 year Pilot Program regulating STVRs in existing non-conforming dwelling units on commercially zoned properties. My wife and I have owned and lived in our home at 823 14th Street for nearly 16 years now. Directly across the street from us there is a four unit dwelling that will potentially fall into this program, thus our concern in regards to the program.

That unit is located at 822 14th Street. Before I go through my thoughts, I would recommend that you take time to review this address in detail as I believe it will be one of, if not the, worst case scenario properties if certain \recommended regulations are not included in the proposed pilot program.

We have a number of concerns and thoughts I'd like to provide. I will attempt to keep it as brief as I can for everyone's sake.

1. We believe that STR's being banned across the city is a very good thing. We're against them. We also believe that the ban should apply across the board so as to avoid confusion amongst residents, ensure equality in ordinances across all residents, and to avoid any attempts by others to try and reopen the more widespread use of STR's in the future.
2. We understand the strategy in regards to the Coastal Commission and why this policy is being considered. That said, just recently the 9th Circuit held up Santa Monica Regulations in a law suit brought against them by Air BNB and others. They determined that "[it is] the city's right to regulate home sharing in order to protect its limited housing stock for residents,". To say there is a shortage of housing options in Hermosa is very fair in my opinion, and thus we believe this strengthens the right of our city to do away with STR's in total despite the Coastal Commission's concerns.
https://patch.com/california/hermosabeach/s/gteie/ruling-could-be-game-changer-for-short-term-rental-regulations?utm_term=article-slot-1&utm_source=newsletter-daily&utm_medium=email&utm_campaign=newsletter
3. If the Pilot Program is approved we urge the Council to include all of the provisions in the written report at a minimum as part of the program. Especially the parking provision requiring a minimum of at least one parking space per bedroom. We would also highly recommend that it be stipulated that dwellings with multiple units not be allowed to include a selective number of units in their STR plan. A dwelling with multiple units should be required to meet the parking requirements, along with the other items, for all units on site. Thus a dwelling with four one bedroom units must be able to provide a minimum of four total parking spaces. If this is not the case, owners could in theory do STVR's for two units and reserve the on-site parking for those

units, while forcing other long term renters onto residential streets affecting neighborhood parking negatively.

4. Additionally, we would like to see the plan include a maximum number of violations allowed at a unit before the owner loses their license to operate as an STR. We suggest that number be three.
5. In terms of the signage being considered as a requirement we would highly recommend adding a Maximum Occupancy and cars label on the home. These signs would be a reinforcement to guests as to the rules of the building while reducing the burden on neighbors to figure out and keep track of limitations for the units and allowing easier monitoring.
6. Finally, we recommend considering, if this plan is approved, limiting the locations to the downtown, beachfront properties, or that qualifying units be directly adjacent to major commercial thoroughfares, such as PCH, Pier Avenue, and Aviation Blvd. Non-conforming homes built on commercially zoned lots that are for all intents and purposes located inside of a residential neighborhood by being directly next to one or more Residentially zoned properties, such as with 822 14th Street, should be carved out and not zoned for this ordinance. These are generally lots that were zoned for potential commercial development, a rather unwise decision we'll save for another day, but have always been residential and are physically part of a residential neighborhood. The only thing making these lots commercial is an imaginary zone that was created many years ago by people who were clearly not protecting the residents of our neighborhood. This is a small opportunity to correct these past mistakes and protect our neighborhoods.

We thank you for your time and consideration and trust that decisions will be made with all due consideration to those Hermosa residents who will be directly affected by this program. Thank you for listening and for your continued service to the Hermosa Beach community.

Sincerely,
Brian Pettigrew & Deanna Stamm

Brian Pettigrew / President

TVGla
5340 Alla Rd, Suite 100
Los Angeles, CA 90066
o: [310.823.1800](tel:310.823.1800) x43 / c: [310.990.1310](tel:310.990.1310)

From: Geri Shapiro <gerishap@gmail.com>
Sent: Tuesday, August 27, 2019 12:33 PM
To: Ann Yang <anny@hermosabch.org>
Subject: Short term rentals

I received the notice regarding the hearing about short term rentals but am unable to make it tonight because my mother fell and is in the hospital. I am against having short term rentals in the area described and within 200 feet of my property. Short term rentals often cause noise and other associated problems that would make my property near them less desirable.

Please vote against allowing short term rentals anywhere in Hermosa beach that would affect other residential properties near them.

Geri Shapiro
15 15th street Unit 27

310-413-4955

From: John Shapiro <johnshapiro7@gmail.com>
Sent: Tuesday, August 27, 2019 1:12 PM
To: Ann Yang <anny@hermosabch.org>
Subject: short term rental

I received the notice regarding the hearing about short term rentals. Although I am unable to attend the hearing tonight I am AGAINST having short term rentals in the area described as it is within 200 feet of my property. Short term rentals often have major problems regarding noise, disruption and disturbances and will have adverse effects on the quality of living and the desirability of my property.

Please vote AGAINST short term rentals in Hermosa Beach

John Shapiro

15 15th Street, Unit 27

Hermosa Beach

310-738-4433

[Johnshapiro7@gmail.com](mailto:johnshapiro7@gmail.com)

From: jim catella <jcatell@hotmail.com>

Sent: Tuesday, August 27, 2019 1:38 PM

To: Ann Yang <anny@hermosabch.org>

Cc: jim catella <jcatell@hotmail.com>

Subject: short term rentals

What are we doing here? How tolerant do we have to be to live in Hermosa Beach exactly? The renters next to me runs 2 businesses out of their house have 3 yappy dogs and loud cars. The rental behind me has a dog that prevents me from going back there cuz he pops his head through the hedge and snarls and barks. (I now have a dog. A why fight um- join um move.) Airplanes and ultra lights and now a drone flying above that pauses for good views I guess. Summer weekend feel like an air show and don't forget the delivery trucks and lack of parking. Now with Hawthorne Airport I get private jets directly above as early as 6:30 and as late as 9:30. So why don't I report this stuff? Simple, Acrimony and I'm afraid of what might replace them. On my side of the street there are more rentals than owners. Remember that this RE market rarely loses value so as a result when people move they often keep their property and turn it into a rental. I understand that this trial doesn't include residential zoning. I'm not sure why I got the notice unless the condos at the top of the hill are commercially zoned. In that case I hate the idea because when the do have parties the sound projects over the area like an amphitheater. Get ready for me and others to call on every disturbance up there because i wont know who is short term or long term so it will be the Police dept. or your job to figure it out. Have fun with that. Again why are we considering this when every city around us has said no. Is it really because we fear the wrath of the coastal commission? We want to score points with them? So you want to come to the coastal commission with your hat in your hand with your mind filled with good thoughts with all the best intentions? That and a dollar still won't get you a cup of coffee. Remember the road to hell is paved with good intentions. Your just opening a door a little that you'll never fully close again. Make a sound revenue argument something please. We'll become the city to shack up in to enjoy all the south bay has to offer. We'll get the traffic and noise and drunkenness that comes with visitors intent on having a good time without the cost of a hotel and the controls and supervision that a hotel provides. Just what we need, visitors unfamiliar with the area in rental cars sober or not entering or exiting a main thoroughfare from or to a non-conforming property. Good idea??

Jim Catella 310 408-3557

1 of 4

CAROL JAMES
60-10th STREET
HERMOSA BEACH,
CA. 90254
IMAJAMIN@gmail.com

CITY COUNCIL
CITY CLERK'S OFFICE
1315 VALLEY DRIVE
HERMOSA BEACH CA 90254
Anny @ hermosa beach .ORG.

My name is Carol James. I live at 60-10th Street, Hermosa Beach, CA 90254 where my family and I have lived since 1954. I am writing this letter in regards to proposed AIR-B+B or short term vacation rentals pilot program.

I am strongly opposed to this proposal in my area as a resident, property owner with two (2) apartments/rentals on my property, I have experienced and also received many complaints from my tenants and neighbors about late night parties, loud music, noise violations and parking issues due to the Air B+B/ Party houses in our area. We are a residentially zoned community on 10th Street between Hermosa Ave. and the Strand. There are several properties on or near 10th Street that are zoned commercial but have residential buildings/ houses or apartments, on them, that are or can be approved for Air B+B under

this proposed pilot program. As I mentioned before some of these properties have already been operating as such under a previous similar program. I do not believe this program is appropriate for this area. We are a residential area with a few commercially zoned properties. If it were a commercial or business zoned area with a house in the middle of it I could understand the concept. However it is not conducive with our quiet, residential neighborhood. These properties when operated as AirB+B create havoc, chaos and turmoil. Hermosa Beach has a downtown area equipped to deal with that and it does not include 10th Street. I grew up on 10th Street. It has always been a quiet, reserved, safe little beach neighborhood. Where we knew, trusted and got to know our neighbors. We know their friends and families. We become friends and families, look out for each other. We watch each others house when someone goes on vacation. pick up

3 of 4

their mail and newspapers.
watch their dogs. We know who
belongs there. It is important
to know your neighbors and
feel safe. Air B+B goes totally
against that whole concept of a
safe, quiet, friendly comfortable
neighborhood that has been established
here for as long as I can remember.
I hope my children and grand
children will have that same
opportunity.

Air B+B provides little or
no parking for their guests
which is a huge problem
everywhere in Hermosa and
especially problematic in our
area. They provide no security
or supervision or rules for that
matter. It has been my

experience more often than not it
is rented for the purpose of partying.
They are loud, disruptive and dis-
respectful. This is where we live. Our homes.
Where we raise our children. People
pay a lot of money to live here.

They should be able to enjoy their homes, environment and lives. Feel safe.

I am asking the members of the City Council to keep our family orientated community just that when considering this proposal. If the Air B+B was centered in a large commercially zoned area it may be more appropriate. I don't however believe it is appropriate or fair to impose it on the residents. Please think this through and make the right decision. When you cast your vote please vote as if this were your own neighborhood.

Thank you for your time and consideration.

Warm Regards,

Carol James

From: Paul & Jacque <pb628@verizon.net>

Sent: Saturday, August 31, 2019 11:33 AM

To: Councilmember Hany Fangary <hfangary@hermosabch.org>; Councilmember Jeff Duclos <jduclos@hermosabch.org>; Mayor Stacey Armato <sarmato@hermosabch.org>

Cc: Councilmember Justin Massey <jmassey@hermosabch.org>; Mayor Pro Tem Mary Campbell <mcampbell@hermosabch.org>; Ann Yang <anny@hermosabch.org>

Subject: Short Term Vacation Rental

Dear City Council,

My name is Jacqueline Torfin and I own and live at 659 6th street. I have been a resident since 1968.

I am strongly opposed to any short term vacation rentals. Living next door to a short term vacation rental can be completely life altering. Visitors come and go at all hours, there are noise disturbances, trash and parking issues, especially in our high density town. I am also concerned that it will change the character of Hermosa Beach.

We rely on you as our city council to do the right thing and ask you not pass this Pilot Program. I will be strongly opposed.

Jacqueline Torfin
659 6th St
Hermosa Beach

David Blumenthal

From: Nicole Trutanich <nicole@barauchocolat.com>
Sent: Sunday, September 01, 2019 9:42 AM
To: David Blumenthal
Subject: STVRs
Attachments: 48 -HB STVR Classic 62 Reviews.docx; 68 14th. Street Reviews.docx

Mr. David Blumenthal, AICP, Senior Planner

Dear Mr. Blumenthal,

My name is Nicole Trutanich and I am a chocolate maker and owner of Bar Au Chocolat located at 326 13th St., in Manhattan Beach. I am a partner in my family business that owns and operates 3 STVRs, two in lovely Hermosa Beach and one in the commercial district in Manhattan Beach.

STVRs: I am in favor of STVRs only in the commercial district but not in the residential district.

Benefit to the City: Our visitors contribute to the vitality and economic viability of our downtown businesses. They have good energy, walk around, go to the beaches and patronize our stores and restaurants. They take lots of pictures and send them all over the world.

Choice in lodging: The world is changing so quickly. We use Uber and Lyft as well as taxis. We shop online as well as in our retail stores. We go to theaters as well as subscribe to Netflix. The list goes on. There is a great consumer demand for STVRs.

Affordability: Most people cannot afford to buy or long-term lease a home in HB. However, renting a residence for a few days or for a week is within the reach of

many. It enables us to share our beaches and downtown with both visitors and residents who need lodging for visiting family and friends.

Who are the visitors? We have 101 verified reviews with an almost perfect rating of 4.9. As evidenced by our reviews, our visitors are mainly families with children who want to share in a family vacation. We do not rent to commercial party organizers, fraternity parties and the like. We have a stake in keeping our properties in excellent repair and maintenance. We are respectful towards our neighbors.

Disturbances: We have never been cited or received a single complaint as to our visitors. The police have never been called to assure law and order. We pride ourselves on excellent property management and delivering the best possible experience to our visitors.

Taxation and Regulation: We understand that the City needs to collect taxes and business license fees in order to maintain the proper level of service to the community at large. These fees should be reasonable and not be viewed as a way to gouge our visitors and make it difficult for them to afford vacationing in HB.

Pilot Program: The pilot program is set to expire in 2 years. Is it true that after 2 years if the program is not extended, that all STVRs in the commercial zone will not be permitted? Any new ordinance should allow for the continuation of the program unless there are violations or harm to the residents of the community. Not allowing STVRs in the commercial zone without just cause can be interpreted as an effort by the City to inhibit access to the beaches and downtown commercial district. The STVRs should be authorized to provide service beyond the 2 year time limit, as long as they are in good standing and not in violation of any laws.

Long term versus Short Term: Given the seasons and taking consumer demand into consideration, properties can alternate between STVRs and long term rentals. Whereas it is reasonable to charge TOT fees for stays under 30 days, when it comes to long term stays, the TOT fee should be waived because TOT fees are not required of long term rentals.

Final wording of the ordinance: It would be a good idea to involve owners of STVRs in drafting the final version of the ordinance. We are familiar with the day-to-day operation and maintenance of our properties and know what is necessary and what is superfluous. The concern here is over regulation which can add to a lot of “make work.” STVRs in the commercial district is a fairly simple proposal and we should avoid making the whole process cumbersome and needlessly complicated.

Thank you for your patience in reviewing my comments. I attach for your reference 101 unedited, verified and impartial reviews. These constitute all of the review we have received to date. Please feel free to contact me if I can be of assistance. Thank you for your service to our community and contributing more than your fair share in making and keeping HB a great place in which to live and to raise our families.

Best wishes,

Nicole

Nicole Trutanich

2708 The Strand

Manhattan Beach, Ca. 90266

Phone: 310-871-9858

[Email: nicole@barauchocolat.com](mailto:nicole@barauchocolat.com)


Nicole Trutanich's attachment of Vacation Rental Reviews

Classic Bungalow Half a Block from the Sea

All5★4★3★2★1★

Ryan


Aug 11 - Aug 18, 2019 · Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating★★★★★[Read review](#)

Harpreet

Aug 9 - Aug 11, 2019 · Classic Bungalow Half a Block from the Sand at Hermosa Beach




Overall rating★★★★★[Read review](#)

Compliments · Outstanding hospitality, Stylish space, Sparkling clean

Nanette

Aug 3 - Aug 9, 2019 · Classic Bungalow Half a Block from the Sand at Hermosa Beach




Overall rating★★★★★[Read review](#)

Feedback · Entire place

Jennifer

Aug 1 - Aug 3, 2019 · Classic Bungalow Half a Block from the Sand at Hermosa Beach




Overall rating★★★★★[Read review](#)


Compliments · Quick responses, Amazing amenities, Stylish space, Sparkling clean, Th...


5★62

Overall ratingTotal reviews

ComplimentsSee
Your guests love the extra care you put in

48
Sparkling clean

40
Outstanding hospitality

40
Stylish space

FeedbackSee
Your guests suggested improving the follow

Common areas (Cleanliness) · 1

Kitchen cleanliness · 1

Entire place (Cleanliness) · 1

Missing toilet paper · 1

[All listing reviews](#)

Madison

Jul 20 - Jul 27, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

We had an amazing time in hermosa beach and were so happy we chose to stay here. The location was absolutely perfect, couldn't get much closer to the beach - and just a block from plenty of restaurants and shops. Sandy provided us with anything we might need to make our stay as enjoyable as possible.

[All listing reviews](#)

Brian

Jun 18 - Jun 21, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Mark

Jun 14 - Jun 17, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply](#)

Sandy's place is very nice and is in a great location. Sandy and her nearby manager were super polite and responsive.

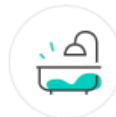
Compliments



Outstanding
hospitality



Quick
responses



Sparkling
clean



Stylish space

[All listing reviews](#)

Natasha

Jun 12 - Jun 14, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

This is the best place in Hermosa! Easy check in and great location to everything. Beautiful house!

Josh

Jun 7 - Jun 11, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

This place is awesome and right in the heart of Hermosa Beach!! The place was larger than I expected...plenty of room for our family of four to spread out and relax. The off street parking was also a major plus. The beds were very comfortable and everything was clean and in good working order. I highly recommend this place for your trip to Hermosa.

Private note

Thanks again... we had a great time at your place!!

Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

Shengjun

Jun 3 - Jun 5, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Very beautiful house with very beautiful sea views. The favorite is its kitchenware, we like to cook. The prepared kitchenware made us make a very delicious dish.

Private note

Thank you very much for everything you have prepared for us, let us have a perfect holiday.

Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

Terrolyn

Jun 1 - Jun 3, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



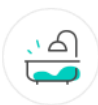
Public review

We very much enjoyed our stay at Sandy's Hermosa Beach home. Excellent location, close to the beach, and near all the local attractions. It's a lovely clean home with good size bedrooms and bathrooms. The kitchen, living room, and outdoor patio are perfect to relax after a long day of sightseeing! Quick and easy check-in. Hermosa Beach is a Beautiful place...You will not be disappointed. We wish we could have stayed longer. We will be back and I've told all my friends and family about your FABULOUS PLACE. Thank You...Thank You

Private note

Sandy's all I can say is FABULOUS, AMAZING, BEAUTIFUL and we will be back.

Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities

[All listing reviews](#)

Annette

May 29 - Jun 1, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



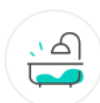
Public review

This is an amazing beach house 1/2 block from a really fun beach. Everything was sparkling clean and there was plenty of room for everyone. The BEST thing however was the amazing care provided by the owner and caretaker. To say they went above and beyond was an understatement! Highly recommended!

Private note

Thank you so much for a remarkable time at Hermosa beach! Your place was amazing!

Compliments



Sparkling clean



Outstanding hospitality



Quick responses



Stylish space



Local tips

[All listing reviews](#)

Nicole

May 23 - May 26, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Everything was perfect. Great location awesome hospitality.

Private note

Thanks again for a delightful stay in Hermosa beach. It was a perfect get away.

Compliments



Outstanding hospitality



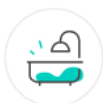
Local tips



Stylish space



Amazing amenities



Sparkling clean



Quick responses



Thoughtful touches

[All listing reviews](#)

Robert

May 2 - May 6, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Awesome place to stay!

Compliments



Outstanding
hospitality



Amazing
amenities



Stylish space



Quick
responses



Sparkling
clean

[All listing reviews](#)

結

Apr 29 - May 2, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

物超所值,会让你的洛杉矶度假之行有所不同

Private note

如果图书和设施使用方法再有一些中文建议就更好了

Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

David

Apr 27 - Apr 29, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Amazing location. Great amenities (I'm a fan of Nespresso). Plenty of space for 5/6 people. Would use again if available.

Private note

Everything was great. Do check the ice maker in the freezer. I think it's clogged.

Compliments



Thoughtful touches



Amazing amenities



Stylish space



Sparkling clean



Outstanding hospitality

[All listing reviews](#)

Laura

Apr 24 - Apr 27, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply](#)

Sandy's place was amazing. Sometimes pictures can be deceiving, but not in the case. The house was even more beautiful and charming in person. Super clean, spacious and lots of places to put your things so you're not living out of a suitcase. The outdoor living space was incredible and ideal location to walk or bike anywhere you needed to go as well as just steps to the beach. We will most definitely be coming back next year.

Private note

Thank you so much for the early check in. The house was amazing and perfect setup for our family. All three girls asked if we could stay at the same house next year when we come back to visit our family. Thanks for a great first experience with Airbnb. No more hotels for us!

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

Fran

Apr 12 - Apr 21, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply >](#)

We had a wonderful week at Sandy's place. It was very clean comfortable and in a great location. Thanks again!

Private note

We had a lovely week thank you. The house was very comfortable and in a great location. A few more kitchen items would have been useful (salad bowl, tray, colander,). Thanks again!

Compliments



Sparkling
clean



Local tips



Stylish space



Amazing
amenities

[All listing reviews](#)

JoonSu

Apr 10 - Apr 12, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

I traveled with my parents and they loved it! Right next to the beach, quiet during night, and many things to do during the daytime. The place was really clean as well. I really recommend this place!

Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

Tania

Apr 4 - Apr 10, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply](#)

Best location, beautiful house with great amenities, incredibly responsive. Could not have asked for more!

Private note

We had such a great trip and your lovely bungalow had a lot to do with it! Thank you so much. The family we were visiting is recommending it to all future visiting friends and family! Loved it.

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Stylish space

[All listing reviews](#)

Ken

Mar 27 - Apr 3, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Great location with plenty of space. We enjoyed the deck and outdoor shower. The fireplace was nice at night when it cooled off. Kitchen was complete with everything's needed. And the house was very clean. Nice job with description and follow through.

Private note

We had a fabulous stay in this home. Thank you for the early check in and late check out. My entire family thanks you.

Compliments



Outstanding hospitality



Thoughtful touches



Local tips



Quick responses



Stylish space



Sparkling clean



Amazing amenities

[All listing reviews](#)

Jill

Mar 22 - Mar 26, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



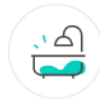
Overall rating



Public review

This is the most amazing place! You can see and hear the beach from the front porch. Literally everything you need is provided and of great quality. So many things to do in walking distance. Super easy check in/out! We will be coming back!

Compliments



Sparkling
clean



Quick
responses



Amazing
amenities



Stylish space

[All listing reviews](#)

Marie

Mar 16 - Mar 21, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

If you are looking for a perfect house for your family, this is it. Only half block from the beach and the house amenities are amazing. Everything you need is here. The outdoor shower was a great feature. You can see the beach from the porch and a bedroom. Look no further if you want the beach life for vacation. We will be back!

Private note

Your house is amazing. Location is incredible and perfect for families. Everything was amazing. We will be back!

Compliments



Thoughtful
touches



Local tips



Stylish space



Outstanding
hospitality



Quick
responses



Sparkling
clean



Amazing
amenities

[All listing reviews](#)

Manish

Mar 5 - Mar 13, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

We stayed at Sandy's place while attending a wedding close by. Sandy's place is better than pictured/described. Apart from the amazing location, the host is thoughtful and responsive. We didn't realize how hip and trendy the neighborhood is till we got there. There are great restaurants/bars/nightlife less a block away, and the house is big enough for a relaxing dinner in which we did often after a busy day of wedding prep. Highly recommend this place. Thanks Sandy for sharing your space with us.

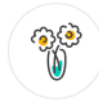
Private note

Thank you for sharing your amazing place by the ocean with us. We had a great time. It was busy days of wedding prep and relaxing evenings of food and laughter in a cozy place.

Compliments



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities

[All listing reviews](#)

Holly

Feb 23 - Feb 28, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

It's a lovely clean home with good size bedrooms and bathrooms. The kitchen, living room, and outdoor patio are perfect to relax after a long day of sightseeing! Literally steps from the Beach with a bonus Farmers Market one block down on Wednesday afternoons! We could not have chosen a more charming space for our girls trip to LA. Hermosa is a wonderful beach paradise!

Private note

The house was just lovely and we had a great time! The living room was so cozy with the fireplace. We enjoyed eating in a couple evenings and watching Netflix after long days of bike riding and walking. Thanks for sharing such a divine space with me and my friends. A wonderful time spent in a most beautiful city!

Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

Joy

Feb 21 - Feb 23, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



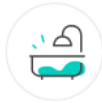
Public review

The perfect place to stay when in Hermosa Beach. Place was clean and very cozy. A few minutes walk to the beach, great restaurants, and the Pier

Compliments



Stylish space



Sparkling clean

[All listing reviews](#)

Tim

Feb 15 - Feb 20, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

We very much enjoyed our stay at Sandy's Hermosa Beach home. Excellent location, close to beach, and near all the local attractions. Additionally Sandy was readily available to take care of any needs that come up during our stay. Highly recommended.

Private note

Thanks Sandy for having us and working to resolve the internet issue.

Compliments



Outstanding hospitality



Quick responses

[All listing reviews](#)

Anna

Feb 11 - Feb 13, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Sandy's beach cottage was great! We were in the area for a work trip and really enjoyed being right next to the beach after a hard days work. I'll definitely book again if I'm ever in the area.

[All listing reviews](#)

Julie

Feb 8 - Feb 11, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

This house is amazing. It is so beautiful, peaceful & relaxing. You have so many options to shop, eat, explore and beach!! Everything you would want or need has been thought of by the hostess

Private note

We absolutely loved the house. It exceeded all of our expectations. We LOVED having a fireplace. The location is perfect It was great having so many food options and walking places. The amenities were amazing

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

Tina

Feb 1 - Feb 3, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

A lovely place! A spot to remember and make sweet memories. Close to everything - and a great place to explore. The home is so sweet - clean, well put together!

Private note

Sandy was great! Every time I had a question - her response time was immediate. Very accommodating! What a great place too! Cannot wait to spend some more time there! Great home!

Compliments



Sparkling clean



Outstanding hospitality



Quick responses



Local tips

[All listing reviews](#)

Lauralee

Jun 24 - Jun 30, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Our Family had a blast! This beach house is perfect for your next get away. Location, location! We have a one year old and we're nervous about baby proofing the house but everything was safe and secure and CLEAN! It's spacious and comfortable. We had a slight mishap, we cracked something in the house and we were pleasantly surprised by the immediate response and fix! The fridge was stocked with tasty beverages! The outdoor backyard area was so clutch for us because it has an outdoor shower area we used to fill up a baby pool and entertain our baby and is super private. It's a 30 second walk to the sand and local restaurants and bars. Highly recommend!

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

Sami

Jan 29 - Feb 1, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Sandy's home is a fantastic space in a phenomenal location. Super clean, great furniture, awesome layout, fantastic parking, ocean view, 20 second walk to the beach, restaurants and shops right around the corner, and a great host! We cannot wait to return!

Private note

Sandy, Thank you so much for having us! I cannot wait to book again! Cheers! Sami

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

Richard

Jan 20 - Jan 29, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

This was our families first vacation to California and both Sandy and the property Manager Isaam were great. Every detail was looked after right down to cream in the fridge and Nespresso coffee ready. This meant a lot after a long day of travel which had us arriving in the early morning hours. We will be back!

Private note

Thanks Sandy for all your help! Please also thank Isaam for helping us feel really comfortable

Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

Chris

Jan 17 - Jan 20, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Sandy's place is a great location. Walking distance to everything. Ocean view and a 30 second walk to the beach. We will definitely be back.

Compliments



Outstanding
hospitality



Sparkling
clean



Quick
responses



Local tips

[All listing reviews](#)

Colin

Jan 13 - Jan 15, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



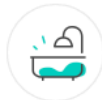
Public review

Amazing spot. Such a great location and even with 48hrs of rain we still loved our stay! Had a small issue with WIFI our great communication and quickly resolved. Will stay again.

Compliments



Stylish space



Sparkling
clean



Quick
responses



Outstanding
hospitality



Amazing
amenities



Thoughtful
touches

[All listing reviews](#)

Grant

Jan 11 - Jan 13, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



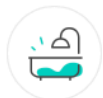
Public review

Amazing location, amazing property, amazing host! Would definitely recommend this place to anyone looking for a nicer option in the Hermosa area. Sandy was super clear about timing and access, and was very accommodating for all my requests.

Compliments



Stylish space



Sparkling
clean



Amazing
amenities

[All listing reviews](#)

Forest

Jan 7 - Jan 9, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

we own an Airbnb, and this one is the best we've ever stayed at, cant wait to go again :-)

Private note

the fire place had a gas leak when turned on where the pipe goes down and it would ignite and cause a little flare up, pipes probably old.

Compliments



Stylish space

[All listing reviews](#)

Anne

Jan 3 - Jan 6, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply](#)

Sandy's Hermosa Beach bungalow is absolutely perfect! 1/2 block from the beach - you can see it from the front porch! We enjoyed the outdoor table for our coffee in the California sunshine. The beds were very comfortable and the space was perfect for our family of 6. Perfect hosts with such nice touches - wine and bottled water in the fridge, great restaurant recommendations, kitchen with everything we needed. The fuzzy Ugg blankets were so cozy as we sat around the fireplace in the one rainy evening we had during our 3 night stay. We would return in a heartbeat. Thank you so much!

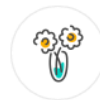
Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

Kate

Dec 14 - Dec 19, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Loved this home and Hermosa Beach. Perfect location and amenities. Would rent again in a heartbeat!

Private note

Thanks Sandy! We loved your home!

Compliments



Local tips



Thoughtful touches



Stylish space



Sparkling clean



Amazing amenities



Quick responses



Outstanding hospitality

[All listing reviews](#)

Chris

Dec 10 - Dec 13, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Sandy's beach house is everything and more as described in the listing. The location is fantastic, the open concept house was great for hanging out during the evening and the outdoor shower was a nice perk when coming off the beach or showering up after a run on the boardwalk. If you're looking to stay in Hermosa, it will be hard to find a better place at such a terrific value.

Private note

Great time in Hermosa, loved the house & would recommend to anyone visiting the area.

Compliments



Sparkling clean



Stylish space

[All listing reviews](#)

Ken

Dec 7 - Dec 10, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Great house in a great location. Would definitely stay here again.

Compliments



Sparkling
clean



Stylish space

[All listing reviews](#)

Tina

Dec 1 - Dec 6, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply](#)

Sandy's place was a perfect location and layout for our family. We were within steps of the beach and restaurants in Hermosa. The gas fireplace was super for the cool, rainy days we had. That being said, there was a water issue with the windows in one of the bedrooms, and the washing machine and dishwasher probably need to be replaced sometime soon. If they address these issues, this will be one of the best properties in the South Bay!!!

Private note

Thank you again for hosting us. If y'all address these appliance issues, I think you'll be one of the best properties on AirBnb!!!

Compliments



Thoughtful
touches



Quick
responses



Amazing
amenities

[All listing reviews](#)

Tom

Nov 26 - Nov 30, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Just an incredible location! And the house was perfect for our family of six. We'll be back!

Private note

We had a great week. Your house was perfect for the six of us. The location makes it very special.

[All listing reviews](#)

Stephanie

Nov 12 - Nov 15, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

It was such an amazing stay! The location can't be beat and the house felt much bigger than it was since every space was maximized (loved the closet in the queen bed room!). The outdoor space was better than we expected and perfect for enjoying a glass of wine with salsa and chips from across the street! Plus the short walk to the beach was great with our toddlers! Highly recommend!!

Private note

It was such an amazing stay! The location can't be beat and the house felt much bigger than it was since every space was maximized (loved the closet in the queen bed room!). The outdoor space was better than we expected and perfect for enjoying a glass of wine with salsa and chips from across the street! Plus the short walk to the beach was great with our toddlers! Last but not least, we greatly appreciate the flexibility for extending our stay for our firefighter friend. I'd recommend to update the photos to show how big the outdoor space truly is - we were positively surprised and I think it could help you get even more renters.

Compliments



Sparkling
clean



Quick
responses



Amazing
amenities

[All listing reviews](#)

Patricia

Oct 25 - Oct 27, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



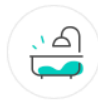
Public review

Place is great ! Perfect location ... close walk to places to eat, bars, and the pier. House is very clean ! Adorable and easy to find yourself at home !!

Private note

Great place ! Very cute !! We enjoyed it . The bbq needs to have the valves replaced from the propane to the natural gas ones so the burners will get hot enough :) we tried using it and the flame wouldn't get high at all. There's a special kit to change them out and it will work great. Loved everything !!

Compliments



Sparkling clean



Outstanding hospitality



Amazing amenities



Stylish space

[All listing reviews](#)

Joby

Oct 22 - Oct 25, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

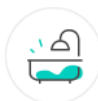
[View reply](#)

Beyond exceeded expectations of a little place by the ocean. Tranquil street right off the beach but a minutes walk from all the restaurants, bars and shops make you never want to leave this Hermosa paradise. The home itself is sparkling clean with everything thing you could wish for for the perfect beach getaway. I would 100% recommend and return.

Private note

Thank you so much for hosting Ricky, Tammy and Rocco. They've now decided they want to move to Hermosa Beach when he wraps his next project. The home is stunning, the thoughtfulness of the goodies left in the fridge to the wonderful location all added to the 5 star experience. You have a gem of a home. Joby

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space



Local tips

[All listing reviews](#)

Tom

Nov 3 - Nov 5, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Amazing location and great place overall for a small group.

[All listing reviews](#)

Marlene

Oct 17 - Oct 21, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

This cute house is at an absolutely great location!!! Steps to the beach and all the fun stuff at Hermosa pier. It was very clean and exactly as pictured. Parking in the back was so handy as well. My family loved it here and will be back as soon as we possibly can!!!

Private note

We loved your place!!! The location is unbeatable. It was clean and well kept. The only thing I'd suggest to add and make it even better is if you provided beach stuff. It wouldn't cost that much and it'd go a long way to happiness of a beach house. Boogie boards, beach chairs, beach umbrella would've been great. But overall we loved the place and will hopefully be back soon!!!

[All listing reviews](#)

Karyn

Oct 11 - Oct 14, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Location, location, location. This house is amazing, both in location and indoor/outdoor living space. It was the perfect size for our family of 4 + Nanny, we did not need a car and could walk everywhere in Hermosa from this location. The outdoor shower is a wonderful feature when returning from the beach, as well as the outdoor table for dinner and drinks al fresco.

Private note

The place was amazing and we look forward to staying at your wonderful home again soon. Thank you for the prompt note with access code, Issam being available as needed (we didn't need him, we did get a chance to meet him), and all the amenities, you thought of everything!

Compliments



Outstanding
hospitality



Thoughtful
touches



Local tips

[All listing reviews](#)

Luke

Nov 6 - Nov 8, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

I have zero complaints about this place. It was cute, they had everything we needed and more, and the location was PERFECT!

Private note

Fantastic place! Thanks for having us!

Compliments



Sparkling
clean



Outstanding
hospitality



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

Leena

Nov 8 - Nov 12, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



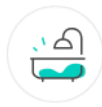
Public review

Great location! Clean and the perfect spot for our trip!

Private note

Thank you so much! We will be back!

Compliments



Sparkling
clean



Stylish space



Amazing
amenities

[All listing reviews](#)

Sarah

Oct 5 - Oct 9, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply](#)

This place is such a gem! Our family of four were so comfortable here for the week. It felt like home right away. Issam and Sandy were so very helpful with whatever we needed and always in contact. We will definitely be back!

Compliments



Sparkling
clean



Outstanding
hospitality



Quick
responses

[All listing reviews](#)

Agustin

Sep 14 - Sep 16, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

We had a great stay at Sandy's place, location was perfect and the place as good as it looks in the pictures. Sandy was always quick to communicate back and very accommodating too. Would definitely recommend it to friends.

Private note

Thanks for the late check out! We had a great stay. :)

Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

Eric

Sep 12 - Sep 14, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



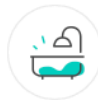
Public review

This spot is amazing. Very clean, exactly what we expected and made for an amazing couple of days by the beach. Wine, beer and water in the fridge, everything you need to cook and great outdoor areas to sit, hang out and eat. Walk right onto the beach and tons of food options immediately outside the front door. Can't wait to come back!

Private note

Thank you, you guys have a great spot and the little touches go a long way and are much appreciated!

Compliments



Sparkling clean



Stylish space



Outstanding hospitality

[All listing reviews](#)

Pamela

Sep 1 - Sep 3, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Sandy's place is the perfect beach house. Location, location, location! It's just steps to the sand, across the street from a bike rental shop, walking distance from the pier, an outstanding coffee shop and fantastic restaurants/night life. The home is also a lovely and comfortable space for a family to enjoy. The beds were comfortable, there was WiFi, and everything you could want on TV. The backyard was a nice place to dine al fresco. The front yard was a fantastic spot to have a glass of wine, people watch and take in the sunset. Our teens and five year old had a great time. Sandy and her team were great communicators and very responsive. We will absolutely visit this home again in the future.

Private note

We loved the home. It was so well appointed. You clearly put a lot of thought into every detail. We will return and will be looking to rent from you. Thank you for sharing your lovely beach house.

Compliments



Sparkling clean



Outstanding hospitality



Thoughtful touches



Quick responses



Amazing amenities



Stylish space

[All listing reviews](#)

Ryan

Aug 11 - Aug 18, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[Reply](#)

This is an amazing little beach house! Stayed here with my little family of 4 and we were so comfortable. We spent everyday on the beach, chairs, umbrella and even toys for our kids were available. You cannot beat the location and the house is absolutely adorable.

Private note

Thanks so much for everything Sandy, we loved every minute!

[All listing reviews](#)

Ben

Sep 3 - Sep 5, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Great place to stay

[All listing reviews](#)

Julia

Sep 6 - Sep 10, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Location, Location, Location! And parking

Private note

Thanks for a great stay

Feedback

Value

WiFi was off and on the whole time we were there, which was refunded thanks. There wasn't enough sitting areas in the living room and no AC so at night even with the windows open it was warm. Or bright. Also maybe a welcome book with local hot spots and s

[All listing reviews](#)

Kenneth

Sep 16 - Sep 17, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Great place, would definitely stay again! Great location--walking distance to everything including pier and downtown Hermosa. Place looks just like the pictures.

Private note

Thanks Sandy! Had a great stay

Compliments



Amazing amenities



Stylish space



Sparkling clean



Quick responses



Outstanding hospitality

[All listing reviews](#)

Constance

Sep 18 - Sep 27, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[View reply](#)

Wonderful location for beach, pier and Strand access. For the age of the house, it is wonderfully updated/renovated. It is well stocked with necessities, and a few extras. Would stay there again!

Private note

Issam was fantastic. He checked on us several times. Made us feel like a welcomed guest! We were very glad to be able to stay here. We really enjoyed being able walk out of the house, and enjoy the Strand, the Beach, Pier, shops and eateries within a block or two. The house, with it's back deck area was a pleasure to live in.

Compliments



Sparkling clean



Amazing amenities



Local tips

Feedback

[All listing reviews](#)

Anna

Sep 29 - Oct 1, 2018

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

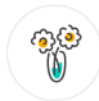
[View reply >](#)

This place is absolutely amazing! It has everything and the beach was so close! It was so nice

Private note

Thanks for this amazing place for my birthday weekend!! Everyone enjoyed themselves

Compliments



Thoughtful touches



Amazing amenities



Sparkling clean



Outstanding hospitality

[All listing reviews](#)

Harpreet

Aug 9 - Aug 11, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[Reply >](#)

Beautiful home and location. We will definitely stay again.

Private note

Thank you so much for the wonderful stay. Your house was the perfect location for us. Our siblings stayed the hotel so the location was perfect. Thank you for the wonderful stay! Next time we plan to stay longer.

Compliments



Outstanding hospitality



Stylish space



Sparkling clean

[All listing reviews](#)

Nanette

Aug 3 - Aug 9, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

[Reply >](#)

Top location, right on the Beach. Very clean house, lots of towels, good beds, good lay-out for a Beach cottage! We loved Hermosa Beach, very easy-going, laidback Beach life. We arranged surf lessons across the Street at Jeffers and kids were very happy too!

Private note

We had a wonderful stay at the beach cottage. Great place, best location, close to IT all. We had a great time in Hermosa Beach. Lots of towels and thanks for bringing salad bowls.

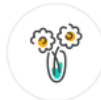
Compliments



Outstanding hospitality



Local tips



Thoughtful touches



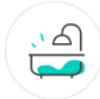
Amazing amenities



Quick responses



Stylish space



Sparkling clean

Juan

Jul 18 - Jul 20, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Great location on Hermosa Beach. Extremely clean and had everything we needed. Host was very quick to reply with questions.

[All listing reviews](#)

Cal

Jun 21 - Jun 24, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Wonderful, clean and right off the beach.

Compliments



Sparkling
clean



Outstanding
hospitality



Quick
responses

[All listing reviews](#)

Lauralee

Jun 24 - Jun 30, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Our Family had a blast! This beach house is perfect for your next get away. Location, location! We have a one year old and we're nervous about baby proofing the house but everything was safe and secure and CLEAN! It's spacious and comfortable. We had a slight mishap, we cracked something in the house and we were pleasantly surprised by the immediate response and fix! The fridge was stocked with tasty beverages! The outdoor backyard area was so clutch for us because it has an outdoor shower area we used to fill up a baby pool and entertain our baby and is super private. It's a 30 second walk to the sand and local restaurants and bars. Highly recommend!

Compliments



Sparkling
clean



Outstanding
hospitality



Thoughtful
touches



Quick
responses



Amazing
amenities



Stylish space



Local tips

[All listing reviews](#)

Juan

Jul 18 - Jul 20, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating



Public review

Great location on Hermosa Beach. Extremely clean and had everything we needed. Host was very quick to reply with questions.

Compliments



Amazing amenities



Quick responses



Outstanding hospitality



Sparkling clean

[All listing reviews](#)

Jennifer

Aug 1 - Aug 3, 2019

Classic Bungalow Half a Block from the Sand at Hermosa Beach



Overall rating

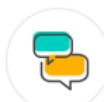


Public review

[Reply >](#)

Beautiful bungalow just steps from the beach. The place has everything you could imagine. Perfect for a relaxed vacation at the beach.

Compliments



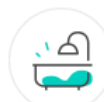
Quick responses



Amazing amenities



Stylish space



Sparkling clean



Thoughtful touches

4.9 ★

Overall rating

39

Total reviews

95%

5 star reviews

Ratings (39)

Overall experience	4.9 ★	✓
Accuracy	5.0 ★	✓
Cleanliness	4.9 ★	✓
Communication	5.0 ★	✓
Check in	5.0 ★	✓
Location	4.9 ★	✓
Value	4.9 ★	✓

Reviews (39)



Kim

Aug 11 - Aug 20 · \$532

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

What a truly sparkling clean gem! This home away from home is basically on the beach and so close to a large selection of restaurants and boutiques. Host is easy to communicate with and goes out of her way to make your stay special.

Public response



Randall

Jun 8 - Jun 11 · \$328

1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

Excellent location, venue, amenities, everything. You'll be blown away!



Veronica

Apr 28 - May 10 · \$115

1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

Any time i have to come into town I pray this location is available. It's perfect in every way, location, hospitality and the cozy place itself. It's my little version of home on the beach

Private feedback

 This is just for you. It won't appear on your listing or profile.

Always feels like coming home! Love it so much



Jenny

May 16 - May 18 · \$384

1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

Historic landmark. Stylish and comfortable. GREAT location. Would stay there over and over again.

Private feedback

 This is just for you. It won't appear on your listing or profile.

Your house was beautiful. Such a great history and location. Would stay there over and over again and highly recommend. Thank you for opening your home up to share!

**Genevieve**

May 10 - May 12 · \$549

1920's OCEAN VIEW Hermosa Beach Casita

**Public feedback**

Great location. All amenities you can think of. Very responsive. Home away from home.

Private feedback

This is just for you. It won't appear on your listing or profile.

Everything was amazing. Appreciate the quick response and added bed. We did have issue with hot water on last morning but it all worked out. Thank you.

**Randall**

Jun 8 - Jun 11 · \$328

1920's OCEAN VIEW Hermosa Beach Casita

**Public feedback**

Excellent location, venue, amenities, everything. You'll be blown away!

**Grace**

May 18 - May 21 · \$248

1920's OCEAN VIEW Hermosa Beach Casita

**Public feedback**

Great little home a hop from the beach. Super clean, well stocked with essentials. Large comfy beds, plenty of linens and towels, a parking spot out back....5 Star Stay!!

Private feedback

This is just for you. It won't appear on your listing or profile.

Thanks for everything it was wonderful! My only comment is that some dish towels and pot holders would be great for the kitchen - small things compared to how clean, well maintained and well located it is!!!

**Brett**

May 31 - Jun 3 · \$524

1920's OCEAN VIEW Hermosa Beach Casita

**Public feedback**

This house is perfect for a beach weekend - literally half a block from the beach and the strand! Very clean and comfortable, Sandy was responsive and Issam was readily available for anything we...+ [More](#)



David

Jun 4 - Jun 7 · \$328

1920's OCEAN VIEW Hermosa Beach Casita

★★★★☆

Public feedback

Everything was great but be mindful it's close to two well traveled roads that create vehicle noise at all hours.

Public response

Hello David Thank you for your review. Yes, there is vehicle noise from time to time. Airbnb's are currently only allowed in the commercial area of Hermosa Beach. Because of this, most if not all of them will have this issue. I am surprised about the floors. We will check this and correct any problems. Thank you for staying with us. We appreciate your business.



Tage

May 23 - May 28 · \$435

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

This was a spectacular rental!



Kelly

Apr 12 - Apr 26 · \$339

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Sandy's cottage is so cute and well worth it! It was absolutely perfect for my twin 3 years olds and my husband and me. It was safe but fun, right at the beach and you've got plenty to do without...[+ More](#)



Mike

Apr 9 - Apr 11 · \$232

1920's OCEAN VIEW Hermosa Beach Casita

★★★★☆

Public feedback

This unit is great. We stayed with my wife and two girls. Whether its the few steps to the sand or the bright light that fills the place up throughout the day, the place was relaxing and serene. We enjoyed the walks and rides on the strand, playing a quick game of volleyball at dusk, or getting up early for a cup of coffee and stroll the beach as the town wakes up. Perfect.

Private feedback

 This is just for you. It won't appear on your listing or profile.

Thanks Sandy for having Issam help out with the internet issue. These things happen, sounds like the network was never actually connected but Issam helped out right away to quickly resolve the situation, and we appreciate the \$50 rebate for the trouble. The location and place was great, we really enjoyed our time there. Will recommend to others.



Michelle And Robert

May 21 - May 23 · \$218

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Fantastic place..easy (Website hidden by Airbnb) the heart of beach action and steps to the beach. Great host, amenities, accommodation in general.



Gauri

Apr 26 - Apr 28 · \$355


1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Extremely clean. Updated amenities. Well appointed. Amazing walkable location. Thank you Sandy!

Private feedback

 This is just for you. It won't appear on your listing or profile.

It was a little noisy this weekend bc of surf festival partying around in adjacent hotels but maybe we are just old ladies now! 🙏🏻



Veronica

Mar 15 - Mar 21 · \$415


1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Always feels like coming home! Beautiful location and perfect for a walk on the beach or family bbq and enjoy the patio. It has everything you need.

Private feedback

 This is just for you. It won't appear on your listing or profile.

Always feels like coming home! Beautiful location and perfect for a walk on the beach or family bbq and enjoy the patio. It has everything you need.



Megan

Apr 4 - Apr 7 · \$422

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Our hosts were amazing! (Very personalized service.) Their home was beautiful and easily accessible to the beach, shopping and dining.

Private feedback

 This is just for you. It won't appear on your listing or profile.

Thank you for a wonderful stay, as well as for everything you did to help with the WiFi situation. Have a great week!



Brian

Mar 22 - Mar 30 · \$418

1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

Such a great location! Very clean and a beautiful view.



Vic

Mar 7 - Mar 10 · \$239


1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

Staying anywhere else but here would be a mistake

Private feedback

 This is just for you. It won't appear on your listing or profile.

this was one of my best trips back home that I have experienced. After 24 years of being a Colorado resident and coming back to the South Bay to visit family I have found my new home. Thank you



John

Feb 21 - Feb 24 · \$272


1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

Beautiful house in a great location.

Private feedback

 This is just for you. It won't appear on your listing or profile.

We loved the house. Only slight fly in the ointment was the issue with the downstairs heat, but we had a great time and would love to stay there again another time.



Michelle

Feb 25 - Mar 1 · \$260


1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

A beautiful place to stay. The house is great, with everything you could possibly need. Issam was available to answer any questions we had. The location is perfect. Thanks so much!

Private feedback

 This is just for you. It won't appear on your listing or profile.

Having a couple of throw blankets on the downstairs couches would be great. The place is great, we had a wonderful time.




John
Feb 21 - Feb 24 · \$272
1920's OCEAN VIEW Hermosa Beach Casita
★★★★★

Public feedback

Beautiful house in a great location.

Private feedback

 This is just for you. It won't appear on your listing or profile.

We loved the house. Only slight fly in the ointment was the issue with the downstairs heat, but we had a great time and would love to stay there again another time.



Anthony
Feb 9 - Feb 12 · \$262
1920's OCEAN VIEW Hermosa Beach Casita
★★★★★

Public feedback

Highly recommended this place looking forward to returning to California and staying here again

Private feedback

 This is just for you. It won't appear on your listing or profile.

We loved our stay at your place and look forward to coming back to California. View was fantastic from our bedroom of the ocean.



Veronica
Dec 8 - Jan 2 · \$308
1920's OCEAN VIEW Hermosa Beach Casita
★★★★★

Public feedback

This casita is truly a little taste of heaven. The location is beyond incredible; close to several restaurants, shops and the proximity to the beach makes it that much more amazing. I was expecting...+ [More](#)



Jennifer

Jan 3 - Jan 6 · \$266

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Great location, comfortable beds, not too loud as expected. They have ample linens and towels and provide nice bathroom ammenities. The kitchen was stocked, including a welcome package in the fridge...+ [More](#)

Private feedback

 This is just for you. It won't appear on your listing or profile.

Thank you so much Sandy for letting us stay in your home. We loved it! And thank you for the later check out. We ran over a bit because my 6 month old decided she needed to be fed and we finished packing the car while I took care of her. Issam was very helpful and we enjoyed meeting him. We hope there will be future opportunities for us to stay in your place. All the best, jennifer



Audrey

Jan 7 - Jan 15 · \$262

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

What an amazing spot! First, Sansy was kind enough to let us take the place a few hours in advance, quick to respond. The house is clean and you have all that you need. It is a few steps from the beach and the bordwalk, amazing restaurants and bars around, it can get a bit noizy at night. Overall great experience and would recommend !



Daisy

Jan 18 - Jan 21 · \$342


1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

This is a sparkling clean property with great common spaces and a perfect location, steps from the beach. You literally walk out the door to the Strand, restaurants and shops. Having private parking is also a plus if you bring your own vehicle. Sandy and her team are awesome. Literally, they replied to anything before and during our stay within an hour. The amenities are thoughtful...not only are there bathroom products, the kitchen was stocked with coffee and creamer, and the refrigerator was filled with a bottle of wine, a few beers, and mineral water to get us started. Thank you Sandy and team for a wonderful stay!

Private feedback

 This is just for you. It won't appear on your listing or profile.

Thanks so much for your responsiveness! The property is well maintained and in a great location. You and your team are awesome. The only downside to this property, which is out of your control, is street noise on the weekend evenings. Thank you for everything!



Dane

Jan 24 - Jan 27 · \$232

1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

This house is incredible. Perfect location and great space, esp with the patio! We stayed here with our 6 month old and couldn't have asked for a better experience. Thank you, Sandy! We'll be back soon.

Private feedback

This is just for you. It won't appear on your listing or profile.

We had such an amazing time! Thank you for having us. We cannot wait to come back!



Lori

Feb 1 - Feb 4 · \$239

1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

Awesome place! Steps to the beach. Less than 1000ft to multiple drinking and dining options. Charming 100 year old home. Had everything we needed. Sandy was prompt with all communication. We didn't have any troubles (except unusual rain!). Will definitely come back.

Private feedback

This is just for you. It won't appear on your listing or profile.

Sandy, thanks for helping make things great (except the rain!). You were so prompt in communicating every time. The place was wonderful. I hope to be back!!!



Allison

Feb 6 - Feb 9 · \$248

1920's OCEAN VIEW Hermosa Beach Casita



Public feedback

Sandy's place is fantastic. So close to the beach and walking distance to great shops and restaurants. Her home is comfortable and well appointed - lots of great touches to make us truly feel at home. Fluffy towels, comfy beds, super clean space. Totally recommend!

Private feedback

This is just for you. It won't appear on your listing or profile.

Sandy - thanks again! We loved staying at your home. So clean and lots of nice touches. Keyless entry was a great feature! Thank you! -Allison



Carol

Feb 14 - Feb 16 · \$255
1920's OCEAN VIEW Hermosa Beach Casita
★★★★★

Public feedback

Wonderful home. We loved everything about it

Private feedback

 This is just for you. It won't appear on your listing or profile.

Thank you so very much! Perfect stay



Amber

Feb 12 - Feb 14 · \$243
1920's OCEAN VIEW Hermosa Beach Casita
★★★★★

Public feedback

Quick and easy check in. Helpful staff on call to assist you with anything you need. The house was so clean and very well kept up. The location was perfect. Within walking distance to so many cute shops and fun restaurants. Hermosa is a perfect little beach town. You will not be disappointed. I wish we could have stayed longer.

Private feedback

 This is just for you. It won't appear on your listing or profile.

We had such a great stay. I loved that the sheets smelled fresh and clean. The house was beautiful and in such a great location. Hermosa Beach is a great little beach town. Everything was in walking distance. We had a fabulous time and I would totally come back here to stay again.



Vidvuds

Jul 26 - Aug 5 · \$549
1920's OCEAN VIEW Hermosa Beach Casita
★★★★★

Public feedback

Sandy's place is in a fantastic location just steps from the beach and the Pier. The place has all the amenities that you may need, is sparkling clean and well cared for. Sandy also has thoughtful touches paying attention to the little things that you often need on the first day while settling in. A great experience!



Jackie

Jun 11 - Jun 14 · \$415

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Sandy's beach house is so close to Hermosa Beach that you can easily see it from the front door and the upstairs bedroom. You cannot beat the close proximity to the beach and to the strip of cool shops, restaurants and bars. Within minutes we could walk to get breakfast burritos, rent bikes, head to the boardwalk or head to the beach for the afternoon. The house was clean, spacious and comfortable. The patio, outdoor shower and beach chairs were all useful too. The area seemed quiet and safe. We had no issues with our two older teenagers walking back to the house on their own after dining at a restaurant or if they needed a break from the beach. Our family of four had a wonderful time here and would love to stay again. We highly recommend!

Public response

Jackie we are really very happy to hear you had a great stay. Thank you for taking the time to let us know. Your welcome back anytime!

Private feedback

 This is just for you. It won't appear on your listing or profile.

Sandy, your beach house was perfect for our family vacation. We wish we could've stayed longer and really taken advantage of the area and proximity to cool shops, bars and restaurants. We were able to rent bikes and eat at Laurel Tavern and have a drink somewhere another night. Being so close to the beach was wonderful. The guest house in back was an extra bonus we loved and the patio was great. We would love to stay here again.



Marisela

Jun 14 - Jun 17 · \$373

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

This little cottage is perfect. Can not beat the proximity to the beach. The grill and outdoor courtyard space were perfect. It was clean and we got quick response from Sandy. Highly recommend this cute little cottage.

Public response

Thank you Marisela for the great review. Thank you for staying with us and come back anytime!



Vickie

Jun 22 - Jun 29 · \$535

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Great location close to everything. The house was spotless and well decorated. We even had some snacks, drinks and fruit waiting for us when we arrived. Great hospitality.



Bruce

Jun 18 - Jun 22 · \$398

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Sandy is a fabulous host!! We have stayed in 2 of her homes in Hermosa Beach. The houses are so clean and stocked with just about everything you would need. The location of this house is perfect...+ [More](#)

Private feedback

 This is just for you. It won't appear on your listing or profile.

We had a fabulous time in Hermosa Beach. The house at 68 14th St is just perfect! The whole house was sparkling clean and everything we needed (except a flyswatter) was there. Some wasps had made a nest in the umbrella in the courtyard! The location couldn't be more perfect. We hope we get the chance to rent the house again. We loved it! Thanks for allowing us to check in early - that saved us so much hassle. Thank you for the pack n play - it made life with our granddaughter so much easier. Our daughter stayed out in the extra room in the garage on Friday night and she said it was heavenly. We got a chance to visit with Isaam on Friday and he was so very pleasant. You guys are doing this the right way!! Thank you for everything. Oh, Bruce broke the carafe on the coffee pot. We went to Target to replace it, but a whole new coffee maker was only \$1 more, so that's what we bought. We put the old coffee maker in the cabinets next to the kitchen. We cannot thank you enough for a wonderful stay in Hermosa!



Brett

May 31 - Jun 3 · \$524

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

This house is perfect for a beach weekend - literally half a block from the beach and the strand! Very clean and comfortable, Sandy was responsive and Issam was readily available for anything we...+ [More](#)



Jessica

Jul 8 - Jul 14 · \$473

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

We thoroughly enjoyed our stay in Sandy's home! We were greeted upon arrival, and immediately felt welcome. Issam was there to get us aquatinted with the home, and to answer questions about the area...+ [More](#)

Public response

Jessica thank you very much for your great review and for being a great guest!

Private feedback

 This is just for you. It won't appear on your listing or profile.

Thank you so much Sandy for giving us the opportunity to stay in your lovely home! Issam was very welcoming & helpful, and we certainly appreciate all the sweet touches you provided in the home....from snacks to beach chairs! It is obvious that you care about your guests. This is the first time we used Airbnb, and it was wonderful! We were amazed at how well stocked the house was... a great plus! Especially since we traveled by plane, which greatly limits supplies. We also appreciated the comfort of the beds, and the overall cleanliness of the home. There are only 2 suggestions we have. The first is purchasing a coffee pot with automatic shut-off. The second would be to include additional restaurant recommendations for great local spots outside of Hermosa. For example, someone told us about Fishbar in Manhattan Beach... best meal we had out there! Also... you may want to check the oven. We tried to reheat food once, and it smelled pretty bad. We just turned it off and used the microwave to avoid smoke/ fumes in the house.

Value



Brett

May 31 - Jun 3 · \$524

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

This house is perfect for a beach weekend - literally half a block from the beach and the strand! Very clean and comfortable, Sandy was responsive and Issam was readily available for anything we...+ [More](#)



Neal

Jul 15 - Jul 17 · \$399

1920's OCEAN VIEW Hermosa Beach Casita

★★★★★

Public feedback

Great location, very nice and comfortable inside. Great experience.

From: Michele Waller <mlwgolfer@gmail.com>

Sent: Sunday, September 1, 2019 4:23 PM

To: Councilmember Hany Fangary <hfangary@hermosabch.org>; Councilmember Jeff Duclos <jduclos@hermosabch.org>; Mayor Stacey Armato <sarmato@hermosabch.org>; Councilmember Justin Massey <jmassey@hermosabch.org>; Mayor Pro Tem Mary Campbell <mcampbell@hermosabch.org>; Ann Yang <anny@hermosabch.org>

Subject: Short Term Vacation Rentals

Attn: City Council Members

I am a long-time resident and homeowner in Hermosa Beach (since 1975).

The thought of having short term vacation rentals is very disturbing to me. Being a homeowner and former long-time apartment dweller in this small city, I have seen a lot of changes; some for the better, others not. By allowing short term rentals in our quaint little city, you will change the character and charm that we appreciate and have become used to.

Short term visitors do not care about the neighbors, making noise, leaving trash everywhere, the disturbances they threaten to cause to our daily lives. They are not concerned about the neighborhood, just their daily pleasure and enjoyment. We have hotels and motels where they can stay and be accommodated appropriately.

Please consider the present and future of Hermosa Beach and do NOT allow this pilot program to pass. It is NOT in our best interest as a community and you are opening up a can of worms, by setting this precedent. Please reconsider and do NOT pass this program.

Michele Waller
1940 Ava Avenue
Hermosa Beach

City Council

RECEIVED

SEP 03 2009

COMMUNITY DEV. DEPT.

Re: The two-year pilot program to allow and regulate short-term vacation rentals

Dear Council members:

As a residence of Hermosa Beach for many years I am strongly opposed to this pilot program. Living just one street away from the four units that are proposed, I can see how this will impact not only my residence but my neighbors as well.

This program will not only impact the property value of my home and the homes around it but it WILL create noise and most definitely impact our crowded parking situation.

As you are aware of, the people of Hermosa are talking about how there is so much more crime and homelessness in our beach town and now you want to bring in more short-term "tourists" to stay a few days at a time? Good grief, not only will this change the character of our small town but it will definitely make it less safe...guaranteed!

Hermosa is a great place to live and raise a family, so why be so greedy and input these short-term rentals! Venice has them and they regret all the crime, pollution, noise and trash that these short-term rentals bring.

Thank you for letting me comment on this very important "impact" issue. I urge you to all vote NO to this proposal.

Thank you again,

Jane Miho
731 9th Street
Hermosa Beach



RECEIVED

SEP 03 2019

COMMUNITY DEV. DEPT.

Nancy & Glenn Griley
120 28th Street
Hermosa Beach, CA 90254

September 3, 2019

Hermosa Beach City Council
1315 Valley Drive
Hermosa Beach, CA 90254

RE: Text Amendment 5-16 pilot program for short term vacation rentals

Dear City Council:

We urge you to vote NO on the proposed pilot program for short-term vacation rentals in existing non-conforming dwelling units on commercially zoned properties. These areas are in the midst of residential areas where permanent residents live and work. We are concerned about negative impacts on property value and quality of life. Undoubtedly, there will be increased problems with noise, parking, and traffic. People who are on vacation will not be keeping quiet at night because others have to get up for work. People on vacation often like to stay up late and talk and play music loudly. Furthermore, if large size homes or buildings are allowed as short term rentals, the likely renters will be large parties which will be even worse in terms of noise and parking. This will be very disruptive and disturbing to have going on in a residential neighborhood where the majority of people are getting up in the morning for work or school. Traffic and parking are already a challenge. Please do not approve this proposal.

We moved to Hermosa Beach because we love the small town feel. Why would you want to spoil that by turning residential parts of town into a tourist destination? Already we have increasing congestion and noise, just due to more people coming here. Please do not exacerbate the situation by pursuing the pilot program for short-term vacation rentals.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Griley". The signature is written in dark ink and is positioned below the word "Sincerely,".



Staff Report

Staff Report

REPORT 19-0578

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

**ZONE CHANGE 18-1- A REQUEST TO REZONE PROPERTY
LOCATED AT 820 9TH STREET FROM GENERAL COMMERCIAL
(C-3) TO SINGLE-FAMILY RESIDENTIAL (R-1) AND DETERMINE
THAT THE REQUEST IS WITHIN THE SCOPE OF THE PROJECT
CONSIDERED IN THE PLAN HERMOSA ENVIRONMENTAL
IMPACT REPORT (EIR)**

(Community Development Director Ken Robertson)

Recommended Action:

Staff recommends that the City Council:

1. Introduce the attached ordinance to approve Zone Change 18-1, thereby rezoning the subject site from C-3 to R-1; and
2. Determine that the request is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR).

Executive Summary:

The applicant is requesting the City Council rezone the subject property from General Commercial (C-3) to Single-Family Residential (R-1), which will bring the property into compliance with the General Plan Land Use Designation of Low Density Residential.

Background:

The subject site is a 3,908 square foot rectangular shaped parcel that is located on the south side of 9th Street, east of Pacific Coast Highway. The site is improved with a 1,877 square foot, two-story residence, which includes an attached two-car garage. The residence was originally constructed in 1940. The site has a General Plan Land Use Designation of Low Density Residential and is currently zoned General Commercial (C-3).

In August 2017, the City adopted its updated General Plan (PLAN Hermosa), the City's first general plan update since 1979, which changed the subject lot's land use designation from Commercial Corridor to Low Density Residential; however, this action did not update the zoning of the parcel. As a result, the current zoning is inconsistent with the General Plan. The land use designation changes

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were to reflect that these properties have either historically been in use as residential or that properties currently in use as commercial would be more appropriate to continue as residential in the future. This change, along with a handful of others, were included in the General Plan update to bring consistency to the properties where the designation conflicted with the actual use and where it did not make sense to encourage commercial uses to extend further into residential areas.

Discussion:

The applicant is requesting the City Council rezone the subject property from General Commercial (C-3) to Single-Family Residential (R-1), which will bring the property into compliance with the General Plan Land Use Designation of Low Density Residential.

On July 16, 2019, the Planning Commission conducted a duly noticed public hearing to consider the request. Staff had recommended approval of the zone change to the Planning Commission. Staff's complete analysis can be found in the Planning Commission Staff Report, dated July 16, 2019.

During the public hearing, only the applicant's representative addressed the Planning Commission in favor of the request and there was no opposition. After a brief discussion on the merits of rezoning the property, the Planning Commission adopted Resolution 19-12, by a 5-0 vote; thereby recommending the City Council approve Zone Change 18-1 to rezone the subject site from C-3 to R-1.

This request is similar to the zone change for the adjacent parcel on the east of the subject site, which was approved by the City Council at their January 9, 2018 meeting.

Environmental Determination

In accordance with Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guideline Sections 15162 and 15168(c)(2), this rezone is consistent with the General Plan designation for the property and is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR), which was certified by the City Council on August 22, 2017. Pursuant to CEQA, no additional analysis is required.

General Plan Consistency:

PLAN Hermosa, the City's General Plan, was adopted by the City Council in August 2017. According to PLAN Hermosa, "The purpose of the Low Density Residential land use designation is to provide for the retention, maintenance, and investment in single-family residential neighborhoods and protect residential uses from potential nuisances of nonresidential uses. This low density designation is intended to provide the lowest levels of density, offer a high quality environment for family life, and ensure the preservation of residential property values." PLAN Hermosa additionally states, "Land use designations and zoning districts must be compatible, but need not be exactly the same. Zoning districts must be within the range of the allowed intensity and uses found in this Plan." The R-1 zone

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allows densities that are within the range for the Low Density Residential designation.

The site is also within the Hermosa Hills Neighborhood character area. PLAN Hermosa states, "The intent is to improve key pedestrian connectivity and access while preserving the single-family development pattern of this area." Approval of the zone change will limit the future use of the site to those uses allowed in the R-1 zone, such as the existing single-family home.

This action will implement PLAN Hermosa since the R-1 zone is compatible with and allows the types and density of uses outlined in the Low Density Residential land use designation. It will also insure that future development will be consistent with the Hermosa Hills Neighborhood character area, as outlined in the General Plan

Fiscal Impact:

This action will not have a fiscal impact.

Attachments:

1. Draft Ordinance
2. General Plan Map
3. Existing Zoning Map
4. Proposed Zoning Map
5. Planning Commission Resolution 19-12
6. Planning Commission Staff Report, dated July 16, 2019

Respectfully Submitted by: David Blumenthal, AICP, Senior Planner

Concur: Ken Robertson, Community Development Director

Noted for Fiscal Impact: Viki Copeland, Finance Director

Legal Review: Mike Jenkins, City Attorney

Approved: Suja Lowenthal, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING MAP FROM GENERAL COMMERCIAL (C-3) TO SINGLE-FAMILY RESIDENTIAL (R-1) TO BE CONSISTENT WITH THE PLAN HERMOSA LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (LD) FOR PROPERTY LOCATED AT 820 9TH STREET, LEGALLY DESCRIBED AS LOT 17 OF TRACT NO. 5650, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

The City Council of the City of Hermosa Beach does ordain as follows:

Section 1. An application was filed by Tim Hovland, representing 1160 MB Blvd LLC, to rezone a 3,908 square foot parcel at 820 9th Street from General Commercial (C-3) to Single-Family Residential (R-1).

Section 2. On July 16, 2019, the Planning Commission of the City of Hermosa Beach conducted a duly noticed public hearing to consider the Zone Change. After considering all written and oral testimony, the Planning Commission adopted Resolution No. 19-12, thereby recommending the City Council rezone the property known as 820 9th Street (APN: 4186-008-024) from C-3 to R-1.

Section 3. The City Council of the City of Hermosa Beach conducted a duly noticed public hearing, on September 10, 2019, to consider the request, at which time all interested parties were given the opportunity to provide testimony.

Section 4. The City Council of the City of Hermosa Beach hereby finds, determines, and declares that in accordance with Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guideline Sections 15162 and 15168(c)(2), the Zone Change is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR), which was certified by the City Council on August 22, 2017 because the EIR assessed all changes in designation and this rezone conforms with the designation set forth in PLAN Hermosa.

Section 5. The City Council of the City of Hermosa Beach hereby further finds, determines, and declares that the proposed Zone Change is in the public interest because it will implement state law, the Land Use Element of PLAN Hermosa, and conform the zoning to the existing General Plan Land Use designation of Low Density Residential. The rezoning of the C-3 lot to R-1 is compatible with the existing residential development, zoning and land use on the surrounding lots.

Section 6. Based on the foregoing, the City Council of the City of Hermosa Beach hereby amends the Official Zoning Map as follows:

1. The property located at 820 9th Street, legally described as Lot 17 of Tract No. 5650, in the City of Hermosa Beach, County of Los Angeles, State of California, shall be changed from General Commercial (C-3) to Single-Family Residential (R-1), as shown on the map attached hereto as Exhibit "A".

Section 7. This ordinance shall take effect thirty (30) days after its passage and adoption pursuant to California Government Code section 36937.

Section 8. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2019

MAYOR of the City of Hermosa Beach, California

ATTEST:

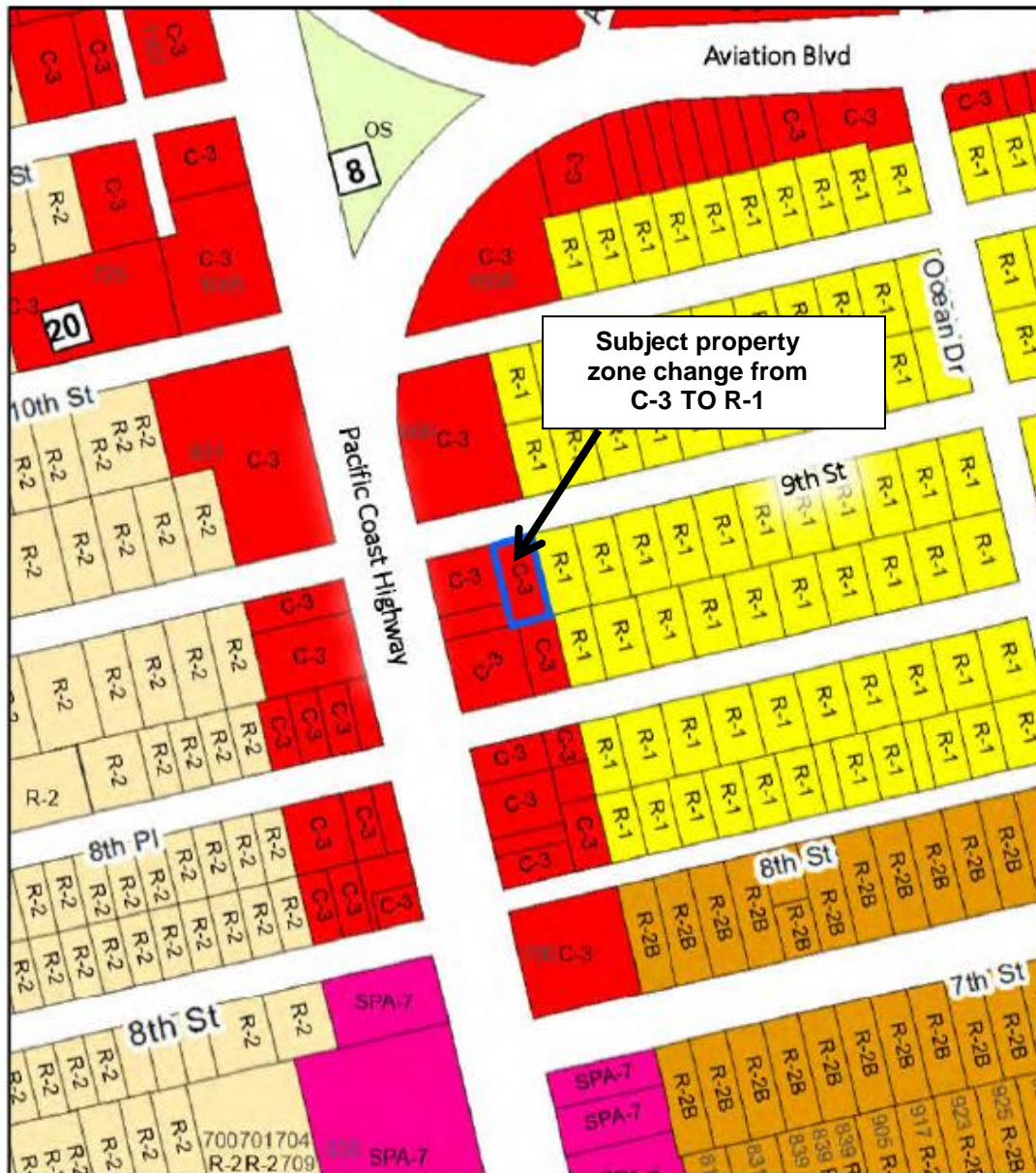
APPROVED AS TO FORM:

City Clerk

City Attorney

Exhibit "A"

Ordinance 19-_____



ZONE CHANGE FROM C-3 TO R-1

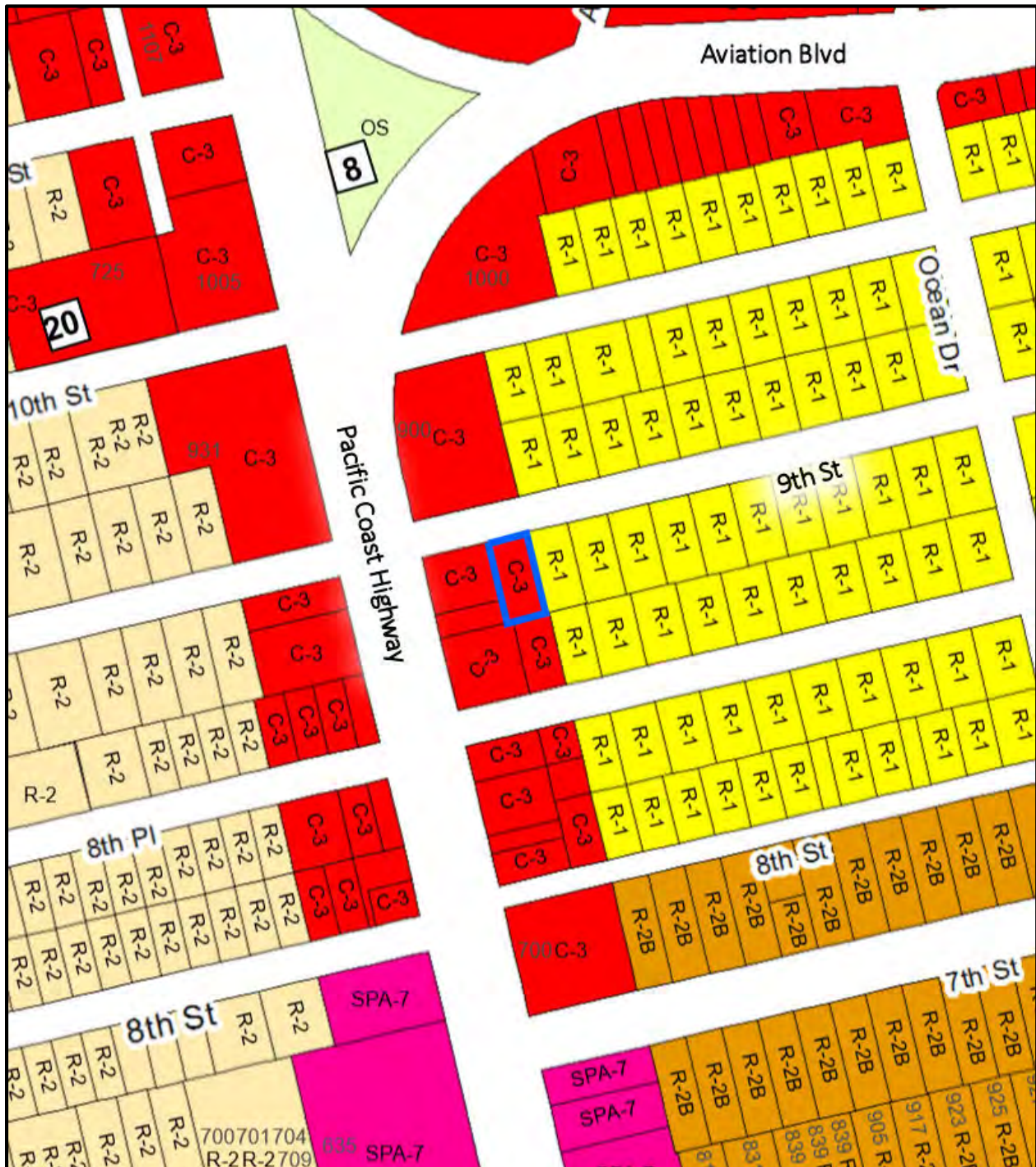
LOT 17 OF TRACT NO. 5650, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 105, PAGES 28 AND 29 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

APN: 4186-008-024

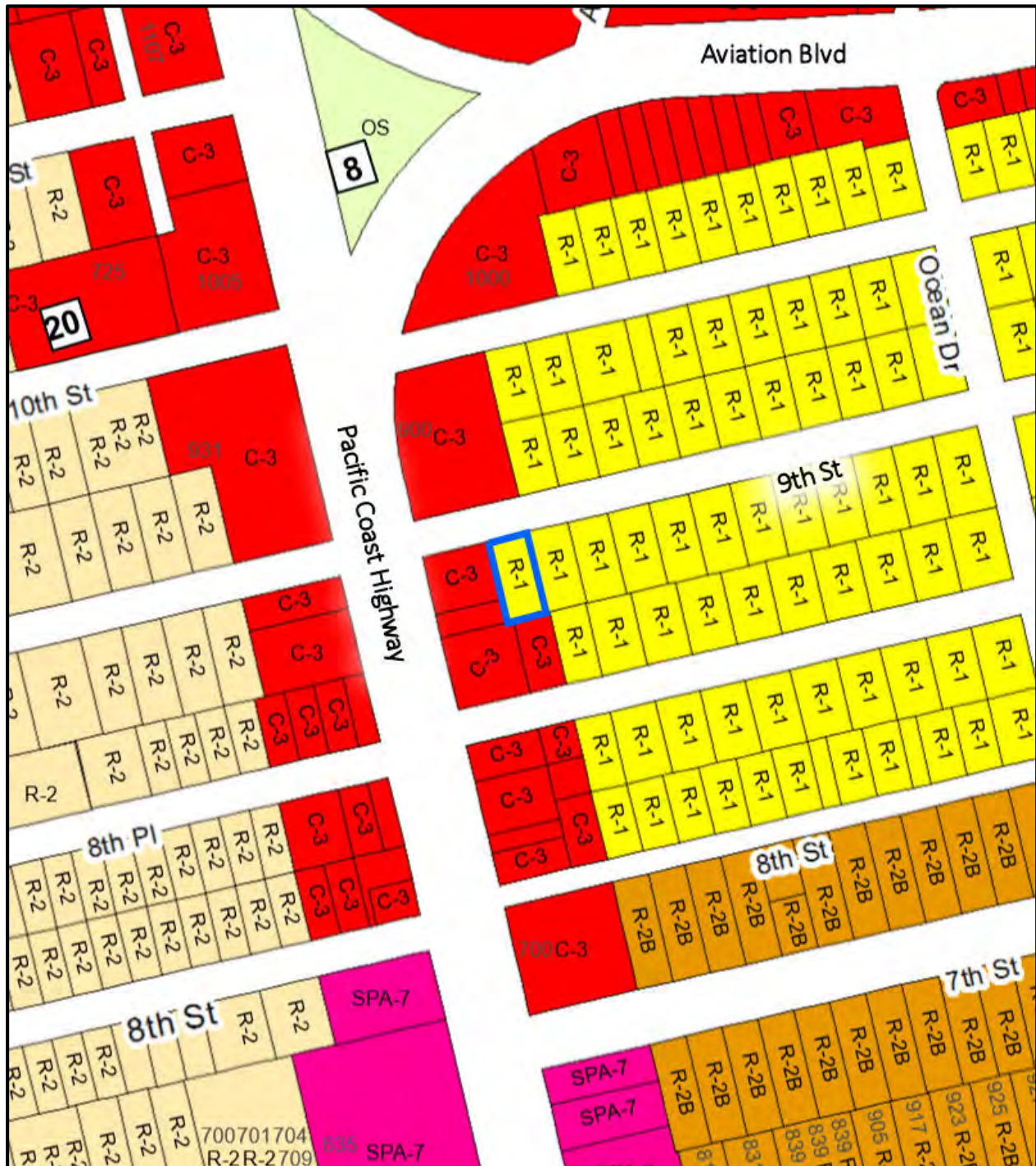
ATTACHMENT 4
General Plan Land Use Designation



ATTACHMENT 5
Existing Zoning



ATTACHMENT 6
Proposed Zoning



RESOLUTION NO. 19-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH RECOMMENDING THE CITY COUNCIL APPROVE A ZONE CHANGE FROM GENERAL COMMERCIAL (C-3) TO SINGLE-FAMILY RESIDENTIAL (R-1) TO BE CONSISTENT WITH THE PLAN HERMOSA LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (LD) FOR PROPERTY LOCATE AT 820 9TH STREET, LEGALLY DESCRIBED AS LOT 17 OF TRACT NO. 5650, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Tim Hovland, representing 1160 MB Blvd LLC, to rezone a 3,908 square foot parcel at 820 9th Street from General Commercial (C-3) to Single-Family Residential (R-1).

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for a Zone Change (ZON18-1) on July 16, 2019, at which time the Staff Report and testimony and evidence, both oral and written, was presented to and considered by the Planning Commission.

Section 3. Pursuant to Hermosa Beach Municipal Code Section 17.66.060, the Planning Commission finds that the proposed zone change is in the public interest because it will implement state law, the Land Use Element of PLAN Hermosa, and conform the zoning to the existing General Plan Land Use designation of Low Density Residential. The rezoning of the C-3 lot to R-1 is compatible with the existing residential development, zoning and land use on the surrounding lots.

Section 4. The Planning Commission hereby recommends the City Council approve of the proposed zone change from C-3 to R-1 on property known as 820 9th Street (APN: 4186-008-024), as shown in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 5. In accordance with Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guideline Sections 15162 and 15168(c)(2), the Planning Commission hereby recommends the City Council find the Zone Change to be within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR), which was certified by the City Council on August 22, 2017 because the EIR assessed all changes in designation and this rezone conforms with the designation set forth in PLAN Hermosa.

VOTE:	AYES:	Commissioners Flaherty, Hoffman, Rice, Saemann, and Chairperson Pedersen
	NOES:	None
	ABSTAIN:	None
	ABSENT:	None

CERTIFICATION

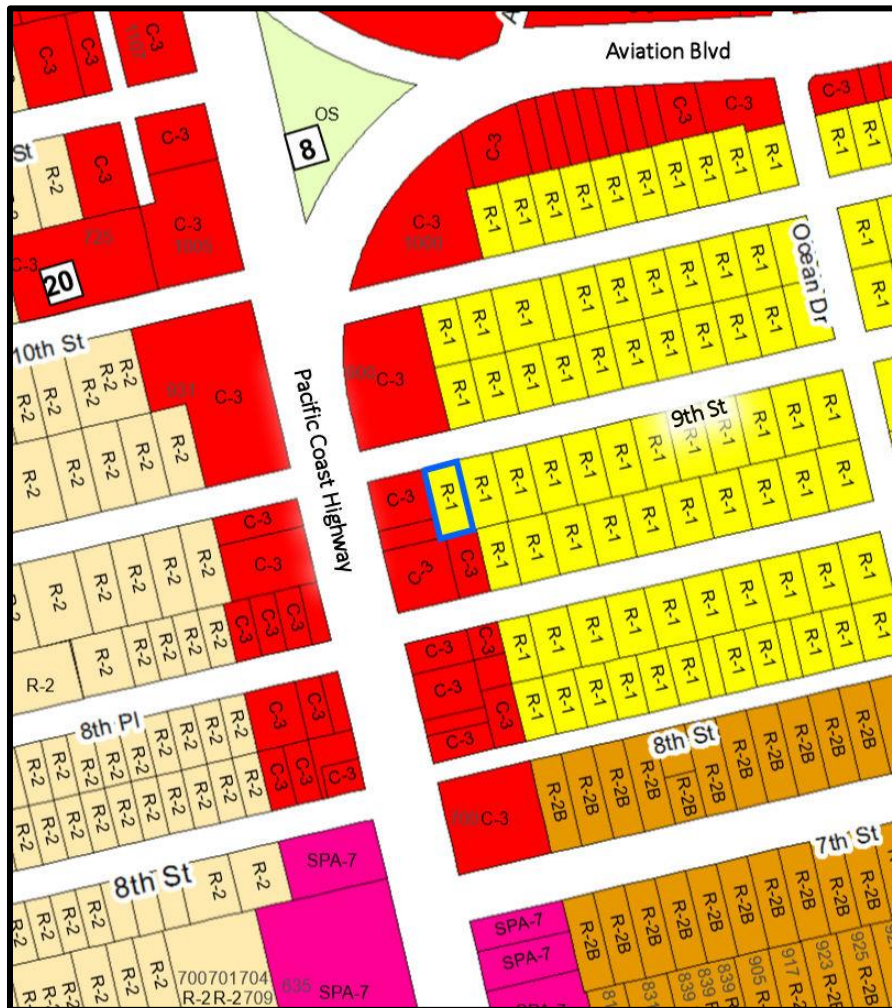
I hereby certify that the foregoing Resolution P.C. 19-12 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of July 16, 2019.

David Pedersen, Chairperson

Ken Robertson, Secretary

Date

Exhibit A to PC Resolution 19-12



ZONE CHANGE FROM C-3 TO R-1

LOT 17 OF TRACT NO. 5650, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 105, PAGES 28 AND 29 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.
APN: 4186-008-024



Staff Report

Staff Report

REPORT 19-0447

Honorable Chairman and Members of the Hermosa Beach Planning Commission Regular Meeting of July 16, 2019

Zone Change 18-1- A request to rezone property located at 820 9th Street from General Commercial (C-3) to Single-Family Residential (R-1) and determine that the request is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR).

Recommended Action:

Adopt the attached resolution recommending the City Council of the City of Hermosa Beach approve Zone Change 18-1, thereby rezoning the subject site from C-3 to R-1 and determine that the request is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR).

Background:

EXISTING ZONING:	General Commercial (C-3)
PROPOSED ZONING:	Single-Family Residential (R-1)
GENERAL PLAN:	Low Density Residential
LOT SIZE:	3,908 square feet
LOT IMPROVMENTS:	Single-family Residence

The subject site is a 3,908 square foot rectangular shaped parcel that is located on the south side of 9th Street, east of Pacific Coast Highway. The site is improved with a 1,877 square foot, two-story residence, which includes an attached two-car garage. The residence was originally constructed in 1940. The first floor contains one bedroom, one bathroom, the family room, and the garage while the second floor consists of three bedrooms, one bathroom, kitchen, dining room, and living room. The site has a General Plan Land Use Designation of Low Density Residential and is currently zoned General Commercial (C-3).

The properties to the east of the project, which front 9th Street, have land use designation of Low Density Residential and are zoned Single-Family Residential (R-1). These parcels are all improved with single-family homes (the residence on the lot immediately to the east of the subject site is under construction). The properties to the north and west of the site have a land use designation of Community Commercial and are zoned General Commercial (C-3). These parcels are improved with a variety of commercial businesses. The property to the south of the project site has a land use designation of Low Density Residential and is zoned General Commercial (C-3). This property is improved with a portion of the used car dealership that fronts Pacific Coast Highway.

On November 21, 2017, the Planning Commission considered a similar request for the adjacent parcel on the east of the subject site. At the conclusion of the public hearing, the Planning

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Commission recommended the City Council approve the Zone Change. The City Council approved the request at their January 9, 2018 meeting.

Analysis:

In August 2017 the City adopted its updated General Plan (PLAN Hermosa), the City's first general plan update since 1979, which changed the subject lot's land use designation from Commercial Corridor to Low Density Residential; however, this action did not update the zoning of the parcel. As a result, the current zoning is inconsistent with the General Plan. The land use designation changes were to reflect that these properties have either historically been in use as residential or that properties currently in use as commercial would be more appropriate to continue as residential in the future. This change, along with a handful of others, were included in the General Plan update to bring consistency to the properties where the designation conflicted with the actual use and where it did not make sense to encourage commercial uses to extend further into residential areas.

The 1980 General Plan Map had identified these areas commercial (changed from residential) as a means to encourage greater depth for potential commercial redevelopment along PCH. Over the course of approximately 40 years, that additional commercial depth has not occurred and instead perpetrated the non-conforming status for the residential properties, thereby limiting potential investment and improvements to the properties. Due to the inconsistency between zoning and general plan, the applicant is now requesting the City rezone the property from C-3 to R-1.

Rezoning the subject lot to R-1 will allow improvements that are compatible with the existing residential development. Under the permitted uses in the R-1 zone, only a single dwelling unit is allowed on the parcel. The lot does not meet the minimum 4,000 square feet to provide an accessory dwelling unit. Further review of the existing residence shows it complies with all development standards of the R-1 zone, except the east side setback. This setback is required to be a minimum of 4'-4" (10% of the lot width), but currently there is only a 2'-10" setback. As with all properties in the R-1 zone, the nonconforming setback may remain; but any new construction is required to comply with the development standards.

Environmental Determination:

In accordance with Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guideline Sections 15162 and 15168(c)(2), this rezone is consistent with the General Plan designation for the property and is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR), which was certified by the City Council on August 22, 2017. Pursuant to CEQA, no additional analysis is required.

General Plan Consistency:

According to PLAN Hermosa, "The purpose of the Low Density Residential land use designation is to provide for the retention, maintenance, and investment in single-family residential neighborhoods and protect residential uses from potential nuisances of nonresidential uses. This low density designation is intended to provide the lowest levels of density, offer a high quality environment for family life, and ensure the preservation of residential property values." PLAN Hermosa additionally states, "Land use designations and zoning districts must be compatible, but need not be exactly the same. Zoning districts must be within the range of the allowed intensity and uses found in this Plan." The R-1 zone allows densities that are within the range for the Low Density Residential designation.

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The site is also within the Hermosa Hills Neighborhood character area. PLAN Hermosa states, “The intent is to improve key pedestrian connectivity and access while preserving the single-family development pattern of this area.” Approval of the zone change will limit the future use of the site to those uses allowed in the R-1 zone, such as the existing single-family home.

This action will implement PLAN Hermosa since the R-1 zone is compatible with and allows the types and density of uses outlined in the Low Density Residential land use designation. It will also insure that future development will be consistent with the Hermosa Hills Neighborhood character area, as outlined in the General Plan.

Summary:

Based on the analysis contained in this report, staff is of the opinion that the proposed zone change is consistent with the area and will implement the City’s General Plan (PLAN Hermosa). As such, staff is recommending the Planning Commission adopt the attached resolution, recommending the City Council of the City of Hermosa Beach approve Zone Change 18-1, thereby rezoning the subject site from C-3 to R-1 and determine that the request is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR) pursuant to the requirements of the California Environmental Quality Act (CEQA).

Attachments:

1. Proposed Resolution
2. Radius Map
3. Notice Poster Verification
4. General Plan Map
5. Existing Zoning Map
6. Proposed Zoning Map
7. Aerial Photograph

Respectfully Submitted by: David Blumenthal, AICP, Senior Planner

Approved: Ken Robertson, Community Development Director

Legal Review: Lauren Langer, City Attorney



Staff Report

Staff Report

REPORT 19-0418

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

**ADOPTION AND IMPLEMENTATION OF AN ORGANIC
WASTE RECYCLING PROGRAM FOR HERMOSA BEACH
BUSINESSES AND RESIDENTS**

(Acting Public Works Director Lucho Rodriguez)

Recommended Action:

Staff recommends that the City Council:

1. Adopt a resolution approving an organic waste recycling program to comply with State mandates and authorizing the collection of additional fees related to commercial and residential organic waste recycling services; and
2. Direct staff to coordinate with Athens Services on the implementation of the organic waste recycling and to conduct education and outreach to Hermosa Beach businesses and residents on the new program.

Executive Summary:

At the June 11, 2019 meeting, City Council reviewed organic waste recycling program options and requested staff return with a resolution approving a program for Hermosa Beach businesses and residents. The City, through the existing franchise agreement with Athens Services, is required to provide an organic waste recycling program for the 145 businesses that currently meet the AB 1826 threshold of four (4) or more cubic yards of solid waste per week.

In June 2019, City Council considered various rate options for commercial and multifamily accounts and recommended staff return with a resolution that would implement a 27.46% across-the-board increase to provide organics waste recycling for all commercial and multifamily accounts, and a 2.34%, or \$0.30 month, across-the-board increase for residential accounts to provide a food waste recycling program for all Hermosa Beach residents.

Prior to implementing the programs, staff will coordinate with Athens Services to conduct a 4-6 week education and outreach campaign to commercial and residential customers.

Background:

In October 2014, Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), which

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requires local jurisdictions across the State to implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consist of five or more units. In September 2016, Governor Brown signed into law SB 1383 (Lara, Chapter 395, Statutes of 2016) that establishes targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025.

To comply with these new State laws, staff has worked with Athens Services, the City's exclusive waste hauler to develop a new organic waste recycling program for both businesses and residential customers. The organic waste recycling program will divert food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste from the landfill to a green cart and will be hauled to Athens'-owned American Organics facility in Victorville, California, for composting.

Discussion:

At the June 11, 2019 meeting, Athens Services presented various organic waste recycling program options and associated rates for City Council consideration, including subscriber-only rates for commercial, multifamily, and residential customers, and across the board rate increases on all carts to subsidize and reduce the program cost and encourage participation.

City Council reviewed organic waste recycling program assessment options, and provided direction to prepare the necessary materials for an across the board increase in residential rates for single-family and multifamily accounts with 4 or less units by 2.41% on all carts (trash, blue recycling and green organic waste, with a green cart to be made available to all customers); and across the board increase for commercial and multi-family (with 5 or more units) rates by 27.46%. **Table 1** shows monthly cart and bin rates adjusted for these preferred organic waste recycling program options.

Table 1. Proposed Monthly Cart and Bin Rates for Fiscal Year 2019-20.

Fiscal Year 2019-20	Residential – Single Family & Multi-Family <5 units		Commercial / Multi-Family w/5+ Units	
	32-Gallon	64-Gallon	3 Cu. Yard Bin	64-Gallon
Cart / Bin Type 1 Pickup per Week				
Current Monthly Rate	\$7.55	\$12.08	\$124.02	\$41.86
New Rate (est. July 2019)	\$7.73	\$12.37	\$158.08	\$53.35
% Change	+2.41%	+2.41%	+27.46%	+27.46%

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To implement the direction provided on June 11, 2019 staff is returning with a resolution to approve an organic waste recycling program to comply with State mandates (AB 1826 & SB 1383) and authorizing the collection of additional fees related to providing the organic waste recycling program by Athens Services under the City's franchise agreement (**Attachment 1**).

With the passage of Proposition 218 in 1996, the City is required to provide written notice of the proposed rate increases, set a date and time for a public hearing in which the proposed rate changes will be discussed, and provide affected property owners the opportunity to submit a written protest under the majority protest rule. This means that the proposed assessment would be defeated if more than 50% of the ballots received are opposed to the increase.

Consistent with Prop 218 requirements, the July 25, 2019 notice (Attachment 2) was provided to all affected customers via certified mail. The notice provided an opportunity for property owners to file a written protest against the proposed fee increase with the City Clerk. The City Clerk has compiled all received written protest forms which includes a total of 148 protests as of September 5, 2019.

With adoption of the resolution, staff will work with Athens services to implement the new organics waste recycling program and conduct outreach and education to let customers know about the new opportunity and provide instructions for proper disposal of organics materials. If approved, the program and associated rate increases will Commercial and residential customers will be required to request a green cart and instructions for requesting carts and cart options will be provided by Athens Services.

General Plan Consistency:

PLAN Hermosa, the City's General Plan, was adopted by the City Council in August 2017. As part of PLAN Hermosa, the City set goals and adopted policies aimed at offering waste reduction and recycling programs to the community and achieving progressively higher rates of waste diversion.

Sustainability and Conservation:

- *6.1 Franchise agreements. Ensure waste franchise agreements and program offerings provide progressively higher rates of waste diversion.*
- *6.2 Food waste collection. Ensure food waste collection is available and convenient for all residents, businesses, and organizations.*
- *6.10 Evaluate recycling and waste diversion opportunities. Periodically evaluate and consider new opportunities to achieve greater waste diversion rates.*

Fiscal Impact:

There is no fiscal impact to the City associated with this action. Residential and commercial

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customers have been notified of the proposed rate increases that, if approved, will appear on their quarterly invoices from Athens Services beginning October 1, 2019.

Attachments:

1. Resolution establishing an Organic Waste Recycling Program and Authorizing the Collection of Additional Fees
2. Prop 218 Protest Notice

Respectfully Submitted by: LEEANNE SINGLETON, Environmental Analyst

Concur: LUCHO RODRIGUEZ, Acting Public Works Director

Noted for Fiscal Impact: VIKI COPELAND, Finance Director

Legal Review: MIKE JENKINS, City Attorney

Approved: SUJA LOWENTHAL, City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH APPROVING AN ORGANIC WASTE RECYCLING PROGRAM FOR HERMOSA BEACH BUSINESSES AND RESIDENTS AND AUTHORIZING THE COLLECTION OF ADDITIONAL FEES IN ORDER TO IMPLEMENT AN ORGANIC WASTE RECYCLING PROGRAM

SECTION 1. RECITALS

1. Assembly Bill (AS) 1826 was signed into law on September 28, 2014, and requires businesses, including restaurants; supermarkets; large venues; and food processors, that generate a specified amount of organic waste, specifically food waste, per week to arrange for recycling services for that organic waste in a specified manner beginning April 1, 2016; and

2. AB 1826 defines a "business" as a commercial or public entity, including, but not limited to, a firm, partnership, proprietorship, joint stock company, corporation, or association that is organized as a for-profit or nonprofit entity, or a multifamily residential dwelling of 5 units or more; and

3. "Organic Waste" is defined as food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste; and

4. AB 1826 requires that jurisdictions implement an organics recycling program for businesses by January 1, 2016, that includes education, outreach, and monitoring activities and reporting annually to the Department of Resources Recycling and Recovery (CalRecycle); and

5. SB 1826 requires that jurisdictions implement an organics recycling program for businesses by January 1, 2016, that includes education, outreach, and monitoring activities and reporting annually to the Department of Resources Recycling and Recovery (CalRecycle); and

6. In 2016 the State of California enacted SB 1383 (Lara, Chapter 395, Statutes of 2016), establishing methane emissions reduction targets, to be achieved via even greater diversion of organics from landfills, in a statewide effort to reduce emissions of short-lived climate pollutants; and

7. The City's existing franchise agreement with Athens Services contemplates requiring an organic waste recycling program and the City has worked with Athens Services to develop a new organic waste recycling program for both businesses and residential customers; and

8. The organic waste recycling program will divert food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste from the landfill to a green cart and will be hauled to Athens' owned American Organics facility in Victorville, California, for composting; and

9. The current level of solid waste collection and disposal service rates is insufficient to recover the total costs of providing the organic waste recycling program; and

10. The City proposes to collect additional fees in the amount necessary to implement the organic waste recycling program; and

11. The City Council finds, with respect to the revenue derived from the additional fees, that (1) there is a reasonable relationship between the fees and the services for which they are imposed; (2) the revenue derived from the increased fees does not exceed the amount necessary to provide the services; (3) the increased fees shall not be used for any purpose other than that for which the fees are imposed; (4) the increased fees do not exceed the proportional cost of the services attributable to each parcel served; and (5) the increased fees are not levied for general governmental purposes; and

12. Pursuant to California Proposition 218 (California Constitution Article XIID, Section 6), at least 45 days prior to the hearing on this Resolution, the City has mailed, postage prepaid, a notice of the public hearing on the proposed solid waste rate increase to the property owner of each identified parcel upon which the increased rates are being proposed, and

13. Said notice identified: (1) the amount of the additional fees to be charged; (2) the basis upon which the fees were calculated; (3) the reason for the fees; and (4) the date, time, and location for the public hearing on the fees; and

14. On September 10, 2019, the City Council conducted a duly noticed public hearing at which time all those wishing to be heard were afforded an opportunity to be heard, and at which time the City Council considered any and all written protests concerning the proposed organic waste recycling program fees; and

15. All other prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The following fee increases, as set forth in Exhibit “A” (attached hereto and incorporated by reference herein) are hereby approved and adopted by the City Council; an increase of 2.41% in residential rates for single-family and multi-family accounts with 4 or less units on all carts (trash, blue recycling and green organic waste, with a green cart to be made available to all customers); and across the board increase for commercial and multi-family (with 5 or more units) of 27.46%.

SECTION 2. Pursuant to Government Code section 53756, an Annual Rate Adjustment will be applied, limited to the weighted change in the Bureau of Labor Statistics indices shown in the table below, capped at no more than a 5% increase in any one year. If approved, these rates, charges and adjustments will be effective October 1, 2019, and the annual adjustment will be applied July 1 of each year, ending June 30, 2021 and subject to a two-year extension.

Cost Category	Rate Adjustment Factor
Labor	Employment Cost Index CIU20100005200000I, Total compensation, Private industry, Index number, Transportation and material moving
Fuel	Producer Price Index WPU 0531, Not seasonally adjusted, Fuels and related products and power, natural gas

Equipment	Producer Price Index, PCU336120336120, Heavy duty truck manufacturing
Processing/Disposal	Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index -U.S. city average or 5%, whichever is lower
All Other	Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index -U.S. city average

The automatic adjustments authorized by this Section 2 may be implemented by the City during the time frame provided, without complying with the notice, hearing and majority protest procedures provided in Proposition 218. However, the City shall provide property owners written notice thirty (30) days prior to implementing any increase in accordance with Government Code Section 53756. At no time may an automatic adjustment exceed the cost of providing the solid waste services.

SECTION 3. The new fees proposed will be effective upon completion of an education and outreach campaign to Hermosa Beach businesses and residents for a minimum of four weeks from the date of adoption of this resolution.

SECTION 4. Pursuant to Section 21080(b)(8) of the Public Resources Code, and Section 15273(a) of the Guidelines for the Implementation of the California Environmental Quality Act ("CEQA"), review under CEQA is not required because the City Council action increasing solid waste service rates is for the purpose of (i) meeting solid waste collection and disposal operating expenses due to a new organic waste recycling program, (ii) purchasing or leasing supplies, equipment, or materials for the solid waste collection and disposal services and a new organic waste recycling program, and (iii) obtaining funds for capital projects necessary to maintain solid waste collection and disposal service. This action is also exempt pursuant to Sections 15061(b)(3) and 15378(b)(4) of the CEQA Guidelines because it involves the creation of a government funding mechanism that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. This action is also exempt pursuant to Sections 15307 and 15308 of the CEQA Guidelines because the organic waste recycling program will assure the maintenance, restoration, enhancement, or protection of a natural resource or the environment by reducing methane emissions via diversion of organic waste from landfills.

SECTION 5. The City Manager shall have the authority to interpret the provisions of this Resolution for purposes of resolving ambiguities.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution, which shall be effective upon its adoption.

PASSED, APPROVED AND ADOPTED this ____ day of September 2019.

MAYOR of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney



July 25, 2019

**CITY OF HERMOSA BEACH - NOTICE OF PUBLIC HEARING
TO CONSIDER A PROPOSED SOLID WASTE COLLECTION FEE INCREASE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Hermosa Beach (the "City") will conduct a Public Hearing on **September 10, 2019 at 7:00 p.m., in the Council Chambers at 1315 Valley Drive, Hermosa Beach** or as soon thereafter as the matter may be heard, to consider public testimony and receive any written protests on the proposed Solid Waste Collection Fee increase for residential, commercial and multifamily collection and disposal fees charged to property owners and/or customers for solid waste disposal service within the City.

The City is considering adopting new rates for the state-mandated organic waste collection for commercial and multifamily customers and offering an organic waste recycling program for residential customers under the current Franchise Agreement with Athens Services. Organic waste includes food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The purpose of the proposed fee increases is to cover the costs associated with collecting, delivering, and composting these organic materials at Athens'-owned American Organics facility in Victorville, California.

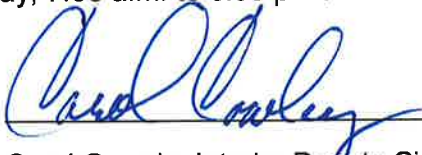
The proposed rates vary based on the customer selected container size, type and number of pickups per week and as indicated in Exhibit A. The new rates are proposed to go into effect on September 1, 2019. Proposed rates are based on the following adjustments to existing rates, effective July 1, 2019: 1) Residential and multi-family residential rates are increased by \$0.30 per household per month; 2) and commercial rates are increased up to 27% per month. An Annual Rate Adjustment will be applied, limited to the weighted change in the Bureau of Labor Statistics indices shown in the table below, capped at no more than a 5% increase in any one year. If approved, these rates, charges and adjustments will be effective October 1, 2019, and the annual adjustment will be applied July 1 of each year, ending June 30, 2021 and subject to a two-year extension.

Cost Category	Rate Adjustment Factor
Labor	Employment Cost Index CIU20100005200000I, Total compensation, Private industry, Index number, Transportation and material moving
Fuel	Producer Price Index WPU 0531, Not seasonally adjusted, Fuels and related products and power, natural gas
Equipment	Producer Price Index, PCU336120336120, Heavy duty truck manufacturing
Processing/Disposal	Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index -U.S. city average or 5%, whichever is lower
All Other	Consumer Price Index for All Urban Consumers (CUUR0000SA0L1E), all items less food and energy index -U.S. city average

Any property owner may file a written protest against the proposed fee increase with the City Clerk at any time before the end of the public hearing. The protest must identify the (a) address or Assessor Parcel Number(s) of the property (listed on your Los Angeles County Tax Bill or tool at <http://maps.assessor.lacounty.gov/mapping/viewer.asp> or contact City staff as indicated), (b) name and signature of protester, and (c) a clear statement protesting the fee pursuant to this Notice. Only one written protest per parcel will be counted. Written protests

must be received by the City Clerk prior to or during the public hearing on **September 10, 2019**. Written protests received after the close of the public hearing and protests submitted by telephone, facsimile, e-mail or other electronic form will NOT be accepted or counted. Postmarks are NOT acceptable.

This protest hearing is being conducted in accordance with Article XIID of the California Constitution (also referred to as Proposition 218). The City Council will not implement the rate increases and new fees if it receives written protests against the proposed increased fees from owners of a majority of the properties subject to the proposed fee increase by the close of the public hearing. Please know that a fee protest proceeding is not an election. To ensure transparency and accountability in the fee protest tabulation, protests shall constitute disclosable public records from and after the time they are received. For additional information about the proposed fee changes, please contact the City Manager Department at (310) 750-3605. Questions about filing a protest should be directed to the City Clerk at (310) 318-0203, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach. Office hours are Monday through Thursday, 7.00 a.m. to 6.00 p.m.



Carol Cowely, Interim Deputy City Clerk

SOLID WASTE COLLECTION FEE PROTEST FORM

To protest the proposed Solid Waste Collection Fee increase, you may complete this Protest Form, detach it, and mail or deliver it to the **City Clerk, City of Hermosa Beach, Civic Center, and 1315 Valley Drive, Hermosa Beach, CA 90254**. In order for this form to be counted as a valid protest against the proposed fee increase, this form must be signed and received by the City Clerk no later than the end of the public hearing on **September 10, 2019**. You may also appear at the public hearing and submit a written protest at the hearing. Only one protest is allowed per property.

Assessor's Parcel No.: _____

I protest the proposed Solid Waste Collection Fee increase.

I hereby declare under penalty of perjury that I am the owner of the above listed property and I am authorized to submit this protest.

Place signature here: _____

Print property owner name here: _____

Additional information on the rate changes may be obtained from the Community Development Department (310)318-0242. Questions about filing a protest should be directed to the City Clerk at (310) 318-0203, City of Hermosa Beach, Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254. Office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.

EXHIBIT A - FEE COMPARISONS

TABLE 1: EXISTING Monthly Bin Rates - REFUSE								
Container Size	Pickups per week							
	1	2	3	4	5	6	7	Extra Empty
Refuse								
32-gallon cart (1)	26.40	46.23	64.98	84.83	103.56	123.38	154.16	
64-gallon cart (1)	41.86	72.82	102.67	132.51	162.37	193.32	239.56	
96-gallon cart (1)	57.32	96.07	134.83	173.59	212.32	251.08	289.84	
1 yard bin	78.39	118.09	159.03	198.77	237.30	278.23	325.20	45.86
1.5 yard bin	87.37	132.47	188.44	222.66	266.56	356.34	417.16	45.86
2 yard bin	106.05	163.76	222.69	280.43	329.68	380.19	443.95	45.86
3 yard bin	124.02	192.49	259.75	328.23	395.47	462.74	543.30	58.95
4 yard bin	149.26	230.89	348.73	395.35	476.98	559.80	654.70	58.95
6 yard bin	187.66	290.78	395.11	498.23	602.56	705.67	825.72	58.95
8 yard bin	233.29	362.73	488.55	613.15	732.94	858.74	1,006.28	69.75
Locking Bin Service	6.37	6.37	6.37	6.37	6.37	6.37	6.37	-
Scout Truck Service	12.73	12.73	12.73	12.73	12.73	12.73	12.73	-
Push-Out Service	12.73	12.73	12.73	12.73	12.73	12.73	12.73	-

TABLE 1: PROPOSED Monthly Bin Rates - REFUSE								
Container Size	Pickups per week							
	1	2	3	4	5	6	7	Extra Empty
Refuse								
32-gallon cart (1)	33.60	58.83	82.68	107.94	131.76	156.98	196.17	
64-gallon cart (1)	53.26	92.62	130.57	168.51	206.48	245.83	304.67	
96-gallon cart (1)	72.92	122.17	171.43	220.70	269.92	319.19	368.45	
1 yard bin	99.62	149.92	201.81	252.17	300.98	352.85	412.42	58.45
1.5 yard bin	110.92	167.96	238.85	282.02	337.53	451.52	528.60	58.45
2 yard bin	134.58	207.54	282.05	355.05	417.23	481.01	561.69	58.45
3 yard bin	157.18	243.56	328.40	414.79	499.60	584.45	686.24	75.14
4 yard bin	189.06	291.91	440.92	499.16	602.01	706.39	826.16	75.14
6 yard bin	237.41	367.06	498.25	627.90	759.10	888.74	1,039.97	75.14
8 yard bin	294.97	457.58	615.57	772.01	922.32	1,080.28	1,265.96	88.90
Locking Bin Service	8.12	8.12	8.12	8.12	8.12	8.12	8.12	-
Scout Truck Service	16.23	16.23	16.23	16.23	16.23	16.23	16.23	-
Push-Out Service	16.23	16.23	16.23	16.23	16.23	16.23	16.23	-

(1) Applies to businesses only. Residential cart customers are charged the Residential Cart Service Rates in **Table 6**.

EXHIBIT A - FEE COMPARISONS

TABLE 2: EXISTING Monthly Bin Rates - RECYCLING

Container Size	<i>Pickups per week</i>						
	1	2	3	4	5	6	7
Recycling							
18-gallon cart (1)	8.39	n/a					
32-gallon cart (1)	13.11	22.95	32.23	42.06	51.37	61.20	77.62
64-gallon cart (1)	20.77	36.03	50.80	65.57	80.31	95.61	118.54
96-gallon cart (1)	28.41	47.54	66.66	85.76	104.89	124.02	143.13
1 yard bin	34.96	52.45	70.48	87.96	104.89	122.92	143.69
1.5 yard bin	38.79	58.46	83.03	97.80	116.91	156.79	183.56
2 yard bin	46.99	72.12	97.80	122.92	144.23	166.08	193.94
3 yard bin	54.63	84.15	113.08	142.59	171.55	200.48	235.45
4 yard bin	65.57	100.52	151.89	170.98	205.95	241.47	282.44

TABLE 2: PROPOSED Monthly Bin Rates - RECYCLING

Container Size	<i>Pickups per week</i>						
	1	2	3	4	5	6	7
Recycling							
18-gallon cart (1)	10.69	n/a					
32-gallon cart (1)	16.71	29.25	41.08	53.61	65.48	78.01	98.93
64-gallon cart (1)	26.47	45.92	64.75	83.58	102.36	121.86	151.09
96-gallon cart (1)	36.21	60.59	84.96	109.31	133.69	158.08	182.43
1 yard bin	44.56	66.85	89.83	112.11	133.69	156.67	183.15
1.5 yard bin	49.44	74.51	105.83	124.66	149.01	199.84	233.97
2 yard bin	59.89	91.92	124.66	156.67	183.84	211.69	247.20
3 yard bin	69.63	107.26	144.13	181.75	218.66	255.53	300.10
4 yard bin	83.58	128.12	193.60	217.93	262.50	307.78	360.00

(1) Not applicable to residents with cart refuse service. These customer receive recycling service at no charge.

TABLE 3: Downtown Solid Waste Facility

Description	Existing Rate	Proposed Rate
<p>The existing downtown compactor facility will be replaced by waste collection bins in enclosures. The cost to downtown businesses on Pier Plaza and within the area bounded by the Strand, Hermosa Avenue, 11th Street, and 13th street that desire to use this facility will be based on:</p> <p>A) Frequency of use and waste disposed, waste disposal, AB 939 and porter service fees, plus ongoing operation and maintenance costs, estimated not to exceed \$10,000 per month; and</p> <p>B) The proportionate share of of the cost to construct bin enclosures estimated not to exceed an aggregated \$2,000 per month.</p>	<p>Aggregate estimated total of \$10,000 per month for all businesses using the facility. Individual businesses are currently paying between approximately \$40 and \$1,200 per month.</p>	<p>Aggregate estimated total of \$12,000 per month for all businesses using the facility. Individual businesses can expect to pay between approximately \$40 and \$1,600 per month. Contact the Public Works Department at (310) 318-0222 with any questions about the facility.</p>

EXHIBIT A - FEE COMPARISONS

TABLE 4: Selected Additional Service Charges

Commercial Bulky Item Pickup:	Existing Rate	Proposed Rate
- 1 to 2 items	30.93 / pickup	39.42 / pickup
- 3 to 5 items	61.83 / pickup	78.81 / pickup
- 6 to 10 items	123.66 / pickup	157.62 / pickup
3-Yard Temporary Bin	113.52 / pickup	143.53 / pickup
Special Event Litter Boxes:		
- Rate per box	5.10	6.50
- Rate per box of 200 liners	56.61	72.16

TABLE 5: Roll-Off Box Charges

Roll-Off Box Service - Pull Plus Dump	Existing Rate	Proposed Rate
- Standard Roll-Off Box (any size) (includes delivery & rental)	196.90 / pull	248.22 / pull
- Compactor Roll-Off Box (does not include compactor lease)		
20 Yard Compactor	215.77 / pull	273.65 / pull
30 Yard Compactor	218.27 / pull	276.15 / pull
40 Yard Compactor	220.77 / pull	278.65 / pull
- Compactor Monthly Lease	550.00 / month	701.03 / month
Per Ton Rate	69.76 / ton	88.92 / ton

TABLE 6: Residential/Multi-Family Rates - Using Cart Service (See Table 1, Footnote 1)

Current Monthly Rate	35-Gallon Cart	64-Gallon Cart	96-Gallon Cart
For the first refuse cart	7.55 / month	12.08 / month	16.59 / month
For each additional refuse cart	4.52 / month	6.79 / month	9.07 / month
Opt-In Green Waste (Voluntary)	4.18 / month	4.77 / month	5.33 / month
Proposed Monthly Rate	35-Gallon Cart	64-Gallon Cart	96-Gallon Cart
For the first refuse cart	7.85 / month	12.38 / month	16.89 / month
For each additional refuse cart	4.52 / month	6.79 / month	9.07 / month
Opt-In Green Waste (Voluntary)	4.18 / month	4.77 / month	5.33 / month

TABLE 7: Example of Change in Rates

Service	Existing Rate	Proposed Rate	Percent Change
3 yard bin, 1 time/week	124.02 / month	157.18 / month	Increase 27%
30 yard compactor - per pull	218.27 / pull	276.15 / pull	Increase 27%
Roll-off box - per pull	196.90 / pull	248.22 / pull	Increase 26%
Roll-off box - per ton	69.76 / ton	88.92 / ton	Increase 27%
Standard 64-Gal Residential	12.08 / month	12.38 / month	Increase 2%



Staff Report

Staff Report

REPORT 19-0581

Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019

**RECOMMENDATION TO APPROVE THE AMENDMENT TO
THE CONTRACT FOR CONSTRUCTION AGREEMENT
FOR 8TH STREET REPAVING**

(Acting Public Works Director Lucho Rodriguez)

Recommended Action:

Staff recommends that the City Council:

1. Approve the first Amendment to the existing construction agreement with Gentry General Engineering, Inc., to repave 8th street, increasing the agreement by \$199,512.18 to a new not to exceed amount of \$913,512.18;
2. Authorize the transfer of \$100,000 in Gas Tax Funds from CIP 186, Street Improvements Various Locations to CIP 173, 8th Street Improvements for paving of 8th Street; and
3. Authorize the Mayor to execute and the City Clerk to attest the attached amendment, subject to approval by the City Attorney.

Executive Summary:

Staff requests that City Council consider amending the construction contract to Gentry General Engineering, Inc. from \$714,000 to \$913,512.18 in order to repave 8th street from Valley Drive to Hermosa Avenue as part of the sidewalk project.

On March 10, 2015, the City of Hermosa Beach approved Capital Improvement Project (CIP) 14-173 along 8th Street, to upgrade sidewalks to provide a continuous path of travel, consistent and in compliance with the Americans with Disabilities Act (ADA). The project would bring all curb ramps and driveways current to ADA standards.

On May 14, 2019, City Council approved the construction agreement with Gentry General Engineering, Inc. (Gentry), for \$714,000 including \$142,800 in contingency for the construction of the sidewalk on 8th Street.

Analysis:

The construction of the project began on July 8, 2019 and will conclude in late September. The

Staff Report

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project has been on schedule and proceeds without major setbacks. The scope of work for the project did not include repaving of the street, but with the construction of the corner access ramps, curb and gutter, and poor condition of the existing pavement, staff recommends paving the street immediately after the sidewalk project completion in order to provide a complete updated product for this street.

Gentry has proven to be a sound contractor that delivers timely and efficient construction services, therefore, staff obtained an estimate from them for the repaving of 8th street upon completion of the sidewalk project. Having Gentry perform the work would obviate the setup and staging required by a new entity. The cost to repave the street is \$199,512.18, which is a competitive price based on recent costs obtained by the City for other projects. The paving phase will consist of 2-inch grind and overlay, including new thermoplastic striping.

While there are sufficient funds remaining to perform the paving of the street with the contingency awarded for the project, staff requests an additional allocation of \$100,000 for the paving to offset any unknown circumstances found during construction of the last phase of the sidewalk project. Any unused funds will be returned to CIP 186.

The construction agreement would also need an amendment for an additional \$199,512.18, to a new not to exceed amount of \$913,512.18.

General Plan Consistency:

PLAN Hermosa, the City's General Plan, was adopted by the City Council in August 2017. PLAN Hermosa was divided into seven elements, each with multiple goals. The creation of a complete and connected sidewalk network along 8th Street would help accomplish several goals of the Mobility and Infrastructure Elements.

Mobility

Goal 3. Public rights-of-way supporting a multimodal and people-oriented transportation system that provides diversity and flexibility on how users choose to be mobile.

Policies

- 3.1 Enhance public rights-of-way. Where right-of-way clearance allows, enhance public right-of ways to improve connectivity for pedestrians, bicyclists, disabled persons, and public transit stops.
- 3.2 Complete pedestrian network. Prioritize investment in designated priority sidewalks to ensure a complete network of sidewalks and pedestrian-friendly amenities that enhances pedestrian safety, access opportunities and connectivity to destinations.
- 3.10 Require ADA standards. Require that all public rights-of-way be designed per Americans with Disabilities Act (ADA) standards by incorporating crosswalks, curb ramps, pedestrian

Staff Report

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signals, and other components to provide ease of access for disabled persons.

Goal 7. A transportation system that results in zero transportation-related fatalities and which minimizes injuries.

Policies

- 7.5 Appropriate sidewalk widths. Encourage design and construction plans that incorporate sidewalks that are consistent in width to match pedestrian activity.

Infrastructure

Goal 2. Roadway infrastructure maintenance supports convenient, attractive, and complete streets and associated amenities.

Policies

- 2.3 Street and sidewalk standards. Require the use of standardized roadway, sidewalk, parkway, curb and gutter designs to ensure continuity and consistency as property redevelops over time.

Fiscal Impacts:

While there are enough funds available in the project accounts, staff requests a transfer of \$100,000 in State Gas Tax Funds from CIP 186, Street Improvements Various Locations (Account number 115-8186-4201) to CIP 173, 8th Street Improvements (Account number 115-8173-4201) in the event some unknown circumstances are encountered before the project is complete. Any unused funds would be transferred back to CIP 186 upon completion of the project.

Attachments:

1. Gentry General Engineering, Inc. proposal for grind and overlay asphalt repaving of 8th Street
2. Draft Amendment between the City and Gentry General Engineering, Inc.
3. Construction Agreement with Gentry General Engineering, Inc.

Respectfully Submitted by: Reed Salan, Associate Engineer

Concur: Lucho Rodriguez, P.E., Acting Public Works Director

Noted for Fiscal Impact: Viki Copeland, Finance Director

Legal Review: Mike Jenkins, City Attorney

Approved: Suja Lowenthal, City Manager

To:	City Of Hermosa Beach	Contact:	
Address:	Hermosa Beachca, CA	Phone:	
		Fax:	
Project Name:	8th Street Improvements Project CIP No. 14-173	Bid Number:	BG 19-012
Project Location:	Hermosa Beach, CA	Bid Date:	8/15/2019
Addendum #:	RCO PAVING		

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
OPTION 1 GRIND & 02" OVERLAY					
1	AC Grind .2" D & Final Cap (SF)	52,781.00	SF	\$3.78	\$199,512.18
Total Price for above OPTION 1 GRIND & 02" OVERLAY Items:					\$199,512.18

Total Bid Price: \$199,512.18

Notes:

- Price is based on 1 Move-In.
- Add for Additional Moves: \$4,500.00
- Relocation of Utilities is not included.
- Aggregate and Prices are good until 1-31-20.
- Cold Patch back is not included.
- All utility boxes and lids raised to grade are not included unless noted.
- Payment for Material and Compaction Test provided by others.
- Dewatering, water control or water diversion of any kind to be provided by others.
- Installation of mulch or landscaping at infiltration basin is not included.
- Construction water to be provided by others.
- SWPPP Measure of any kind is not included.
- Handling or Disposal of Hazardous materials is not included.
- Pot Holing is included.
- Any Vegetated Swale's are not included.
- All offsite connections are not included unless noted otherwise.
- Any item not specifically included on proposal is excluded.
- Water to be furnished to an on site source by others, applying water is included.
- Prices used in this proposal are to remain in effect with the condition that this proposal is accepted within 30 days after date submitted.
- Gentry General Engineering Inc. Proposal is based on being awarded the entire lump sum on our proposal. If items are deleted or not awarded, we reserve the right to adjust our bid proposal based on those conditions.
- Gentry General Engineering Inc Contract price is based on being paid within 30-60 days of billing date.
- Due to the fluctuating Concrete and Aggregate Market. Prices on material is good till 1-31-19
- Unit prices based on fuel rates at \$4.00 per gallon. Any increase in fuel cost will be an extra charge.
- INCLUDES: Traffic Control
- INCLUDES: Prevailing Wages
- INCLUDES: Bid Bonds
- INCLUDES: Performance & Payment Bonds
- INCLUDES: Paving
- INCLUDES: Striping
- Any Unforeseen Materials Not Mentioned In The Soils Report
- Any Removals Required Below 2" Depth in Pads & 2" Depth in Paving Areas

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Gentry General Engineering, Inc

Authorized Signature:  _____

Estimator: Brenton Gentry
(909) 330-1128 Brenton@GentryGeneral.com

**FIRST AMENDMENT TO CONSTRUCTION AGREEMENT TO PROVIDE
ADDITIONAL CONSTRUCTION SERVICES – STREET RESURFACING BETWEEN
THE CITY OF HERMOSA BEACH AND GENTRY GENERAL ENGINEERING, INC.**

This First Amendment to the Construction Agreement to provide additional Construction Services (“First Amendment”) is entered into by and between the City of Hermosa Beach, a municipal corporation (“City”) and Gentry General Engineering, Inc., a California corporation (“Contractor”) as of September 10, 2019

RECITALS

- A. City and Contractor are parties to Agreement dated June 5, 2019 (the “Agreement”) by which City engaged Contractor to furnish labor, equipment and material for the CIP project No. 14-173 8th Street Improvements.
- B. City and Contractor now desire to amend the Agreement in order to increase the agreement amount by \$199,512.18 to cover the additional costs for resurfacing 8th Street.

NOW, THEREFORE, in consideration of the foregoing, the Agreement is amended as follows:

- 1. Section 3 of the Agreement is amended to read as follows:

As additional consideration, CITY agrees to pay CONTRACTOR a total not to exceed of 913,512.18 for CONTRACTOR’s services, unless otherwise specified by written amendment to this Agreement.

Except as above modified, in all other respects the Agreement is hereby reaffirmed in full force and effect.

CITY OF HERMOSA BEACH

CONSULTANT

Mayor, Stacey Armato

Gentry General Engineering, Inc.

ATTEST:

APPROVED AS TO FORM:

Elaine Doerfling, City Clerk

Michael Jenkins, City Attorney

**CITY OF HERMOSA BEACH
CONSTRUCTION AGREEMENT**



This Construction Agreement ("Agreement") is made and entered into as of the date executed by the Mayor and attested to by the City Clerk, by and between "Gentry General Engineering, Inc." (hereinafter referred to as "CONTRACTOR") and the City of Hermosa Beach, California, a municipal corporation (hereinafter referred to as "CITY").

RECITALS

- A. Pursuant to the Notice Inviting Sealed Bids for CIP Project No. 14-173 8th Street Improvements, bids were received, publicly opened, and declared on the date specified in the notice; and
- B. On May 14, 2019, City's City Council declared CONTRACTOR to be the lowest responsive and responsible bidder and accepted the bid of CONTRACTOR; and
- C. The City Council has authorized the Mayor to execute a written contract with CONTRACTOR for furnishing labor, equipment and material for the CIP Project No. 14-173 8th Street Improvements in the City of Hermosa Beach.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants herein contained, it is agreed:

- 1. **GENERAL SCOPE OF WORK:** CITY agrees to engage CONTRACTOR and CONTRACTOR agrees to furnish all necessary labor, tools, materials, appliances, and equipment for and do the work for the CIP Project No. 14-173 8th Street Improvements in the City of Hermosa Beach. The work shall be performed in accordance with the Plans and Specifications dated March, 2019, (the "Specifications") on file in the office of the City Clerk and in accordance with bid prices set forth in CONTRACTOR'S Bid Proposal and in accordance with the instructions of the City Engineer.
- 2. **INCORPORATED DOCUMENTS TO BE CONSIDERED COMPLEMENTARY:** The contract documents for the aforesaid project shall consist of the Notice Inviting Bids, Instructions to Bidders, Bid Proposal, Builders General Provisions, Standard Specifications, Special Provisions, Exhibit A and Exhibit B, and all referenced specifications, details, standard drawings, and appendices; together with this Agreement and all required bonds, insurance certificates, permits, notices and affidavits; and also, including any and all addenda or supplemental agreements clarifying, amending, or extending the work contemplated as may be required to insure its completion in an acceptable manner. All of the provisions of said contract documents are made a part hereof as though fully set forth herein. This contract is intended to require a complete and finished piece of work and anything necessary to complete the work properly and in accordance with the law and lawful governmental regulations shall be performed by CONTRACTOR whether set out specifically in the contract or not. Should it be ascertained that any inconsistency exists between the aforesaid documents and this written agreement, the provisions of this Agreement, the Builders General Provisions and the Standard Specifications, in that order, shall control. Collectively, these contract documents constitute the complete agreement between CITY and CONTRACTOR and supersede any previous agreements or understandings.
- 3. **COMPENSATION:** CONTRACTOR agrees to receive and accept the prices set forth in its Bid Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the

work and the whole thereof in the manner and time specified in the aforesaid contract documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.

4. TIME OF PERFORMANCE: CONTRACTOR agrees to complete the work within 50 working days from the date of the notice to proceed. By signing this Agreement, CONTRACTOR represents to CITY that the contract time is reasonable for completion of the work and that CONTRACTOR will complete such work within the contract time.

5. PREVAILING WAGES.

- A. Pursuant to Labor Code § 1720, and as specified in 8 California Code of Regulations § 16000, CONTRACTOR must pay its workers prevailing wages. It is CONTRACTOR's responsibility to interpret and implement any prevailing wage requirements and CONTRACTOR agrees to pay any penalty or civil damages resulting from a violation of the prevailing wage laws.
- B. In accordance with Labor Code § 1773.2, copies of the prevailing rate of per diem wages are available upon request from CITY's Engineering Division or the website for State of California Prevailing wage determination at <http://www.dir.ca.gov/DLSR/PWD>. CONTRACTOR must post a copy of the prevailing rate of per diem wages at the job site.
- C. CITY directs CONTRACTOR's attention to Labor Code §§ 1777.5, 1777.6 and 3098 concerning the employment of apprentices by CONTRACTOR or any subcontractor.
- D. Labor Code § 1777.5 requires CONTRACTOR or subcontractor employing tradesmen in any apprenticeship occupation to apply to the joint apprenticeship committee nearest the site of the public works project and which administers the apprenticeship program in that trade for a certificate of approval. The certificate must also fix the ratio of apprentices to journeymen that will be used in the performance of the contract. The ratio of apprentices to journeymen in such cases will not be less than one to five except:
- i. When employment in the area of coverage by the joint apprenticeship committee has exceeded an average of 15 percent in the 90 days before the request for certificate, or
 - ii. When the number of apprentices in training in the area exceeds a ratio of one to five, or
 - iii. When the trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis state-wide or locally, or

- iv. When CONTRACTOR provides evidence that CONTRACTOR employs registered apprentices on all of his contracts on an annual average of not less than one apprentice to eight journeymen.
 - v. CONTRACTOR is required to make contributions to funds established for the administration of apprenticeship programs if CONTRACTOR employs registered apprentices or journeymen in any apprenticeable trade on such contracts and if other contractors on the public works site are making such contributions.
 - vi. CONTRACTOR and any subcontractor must comply with Labor Code §§ 1777.5 and 1777.6 in the employment of apprentices.
 - vii. Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations, ex-officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.
- E. CONTRACTOR and its subcontractors must keep an accurate certified payroll records showing the name, occupation, and the actual per diem wages paid to each worker employed in connection with this Agreement. The record will be kept open at all reasonable hours to the inspection of the body awarding the contract and to the Division of Labor Law Enforcement. If requested by CITY, CONTRACTOR must provide copies of the records at its cost.
6. LEGAL HOURS OF WORK: Eight (8) hours of labor shall constitute a legal day's work for all workmen employed in the execution of this contract, and CONTRACTOR and any subcontractor under it shall comply with and be governed by the laws of the State of California having to do with working hours set forth in Division 2, Part 7, Chapter 1, Article 3 of the Labor Code of the State of California as amended.
- CONTRACTOR shall forfeit, as a penalty to City, twenty-five dollars (\$25.00) for each laborer, workman or mechanic employed in the execution of the contract, by him or any subcontractor under it, upon any of the work hereinbefore mentioned, for each calendar day during which the laborer, worker or mechanic is required or permitted to labor more than eight (8) hours in violation of the Labor Code.
7. TRAVEL AND SUBSISTENCE PAY: CONTRACTOR agrees to pay travel and subsistence pay to each worker needed to execute the work required by this Agreement as such travel and subsistence payments are defined in the applicable collective bargaining agreements filed in accordance with Labor Code Section 1773.8.
8. CONTRACTOR'S LIABILITY: The City of Hermosa Beach and its officers, agents and employees ("Indemnitees") shall not be answerable or accountable in any manner for any loss or damage that may happen to the work or any part thereof, or for any of the materials or other things used or employed in performing the work; or for injury or damage to any person or persons, either workers or employees of CONTRACTOR, of its subcontractors or the public, or for damage to adjoining or other property from any cause whatsoever arising out of or in connection with the performance of the work.

CONTRACTOR shall be responsible for any damage or injury to any person or property resulting from defects or obstructions or from any cause whatsoever.

CONTRACTOR will indemnify Indemnities against and will hold and save Indemnites harmless from any and all actions, claims, damages to persons or property, penalties, obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision, or other organization arising out of or in connection with the work, operation, or activities of CONTRACTOR, its agents, employees, subcontractors or invitees provided for herein, whether or not there is concurrent passive negligence on the part of City. In connection therewith:

- a. CONTRACTOR will defend any action or actions filed in connection with any such claims, damages, penalties, obligations or liabilities and will pay all costs and expenses, including attorneys' fees, expert fees and costs incurred in connection therewith.
- b. CONTRACTOR will promptly pay any judgment rendered against CONTRACTOR or Indemnites covering such claims, damages, penalties, obligations and liabilities arising out of or in connection with such work, operations or activities of CONTRACTOR hereunder, and CONTRACTOR agrees to save and hold the Indemnites harmless therefrom.
- c. In the event Indemnites are made a party to any action or proceeding filed or prosecuted against CONTRACTOR for damages or other claims arising out of or in connection with the work, operation or activities hereunder, CONTRACTOR agrees to pay to Indemnites and any all costs and expenses incurred by Indemnites in such action or proceeding together with reasonable attorneys' fees.

Contractor's obligations under this section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnitee. However, without affecting the rights of City under any provision of this agreement, Contractor shall not be required to indemnify and hold harmless City for liability attributable to the active negligence of City, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where City is shown to have been actively negligent and where City active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.

So much of the money due to CONTRACTOR under and by virtue of the contract as shall be considered necessary by City may be retained by City until disposition has been made of such actions or claims for damages as aforesaid.

It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California. This

indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnitees may have under the law.

This indemnity is effective without reference to the existence or applicability of any insurance coverage which may have been required under this Agreement or any additional insured endorsements which may extend to Indemnitees.

CONTRACTOR, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to activities or operations performed by or on behalf of the CONTRACTOR regardless of any prior, concurrent, or subsequent passive negligence by the Indemnitees.

9. THIRD PARTY CLAIMS: In accordance with Public Contracts Code § 9201, CITY will promptly inform CONTRACTOR regarding third-party claims against CONTRACTOR, but in no event later than ten (10) business days after CITY receives such claims. Such notification will be in writing and forwarded in accordance with the "Notice" section of this Agreement. As more specifically detailed in the contract documents, CONTRACTOR agrees to indemnify and defend the City against any third-party claim.
10. WORKERS COMPENSATION: In accordance with California Labor Code Sections 1860 and 3700, CONTRACTOR and each of its subcontractors will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, CONTRACTOR, by signing this contract, certifies as follows: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.
11. INSURANCE: With respect to performance of work under this contract, CONTRACTOR shall maintain and shall require all of its subcontractors to maintain insurance as required in the Builders General Provisions.
12. ASSIGNMENT: This contract is not assignable nor the performance of either party's duties delegable without the prior written consent of the other party. Any attempted or purported assignment or delegation of any of the rights or obligations of either party without the prior written consent of the other shall be void and of no force and effect.
13. INDEPENDENT CONTRACTOR: CONTRACTOR is and shall at all times remain as to the CITY, a wholly independent contractor. Neither the CITY nor any of its agents shall have control of the conduct of CONTRACTOR or any of CONTRACTOR'S employees, except as herein set forth. CONTRACTOR shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of CITY.

14. TAXES: CONTRACTOR is responsible for paying all retail sales and use, transportation, export, import, special or other taxes and duties applicable to, and assessable against any work, materials, equipment, services, processes and operations incidental to or involved in this contract. CONTRACTOR is responsible for ascertaining and arranging to pay them. The prices established in the contract shall include compensation for any taxes CONTRACTOR is required to pay by laws and regulations in effect at the bid opening date.
15. LICENSES: CONTRACTOR represents and warrants to CITY that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of CONTRACTOR to practice its profession. CONTRACTOR represents and warrants to CITY that CONTRACTOR shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance, and approvals which are legally required of CONTRACTOR to practice its profession. CONTRACTOR shall maintain a City of Hermosa Beach business license, if required under CITY ordinance.
16. RECORDS: CONTRACTOR shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to this Agreement and such other records as may be deemed necessary by CITY or any authorized representative, and will be retained for three years after the expiration of this Agreement. All such records shall be made available for inspection or audit by CITY at any time during regular business hours.
17. SEVERABILITY. If any portion of these contract documents are declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect.
18. WHOLE AGREEMENT: This Agreement supersedes any and all other agreements either oral or written, between the parties and contains all of the covenants and agreements between the parties pertaining to the work of improvements described herein. Each party to this contract acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statements or promise not contained in this contract shall not be valid or binding. Any modifications of this contract will be effective only if signed by the party to be charged.
17. AUTHORITY: CONTRACTOR affirms that the signatures, titles, and seals set forth hereinafter in execution of this Agreement represent all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest herein. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party. This Agreement may be modified by written amendment. CITY's city manager may execute any such amendment on CITY's behalf.
18. NOTICES: All notices permitted or required under this Agreement shall be in writing, and shall be deemed made when delivered to the applicable party's representative as provided in this Agreement. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose.

Such notices shall be deemed made when personally delivered or when mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address.

CITY OF HERMOSA BEACH
1315 Valley Drive
Hermosa Beach, CA 90254

Attention: Reed Salan Project Supervisor

CONTRACTOR:

Gentry General Engineering, Inc.

Attention: Brenton Gentry

- 19 DISPUTES. Disputes arising from this contract will be determined in accordance with the contract documents.
- 20 NON-DISCRIMINATION: No discrimination shall be made in the employment of persons in the work contemplated by this Agreement because of race, religion, color, medical condition, sex, sexual orientation and/or gender identity, national origin, political affiliation or opinion, or pregnancy or pregnancy-related condition. A violation of this section exposes CONTRACTOR to the penalties provided for in Labor Code Section 1735.
- 21 NO THIRD PARTY BENEFICIARY. This Contract and every provision herein is for the exclusive benefit of the Contractor and the City and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the Contractor's or the City's obligations under this Contract.
- 22 TIME IS OF ESSENCE. Time is of the essence for each and every provision of the Contract Documents.
- 23 ACCEPTANCE OF FACSIMILE SIGNATURES. The Parties agree that this Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract will be considered signed when the signature of a party is delivered by facsimile transmission. Such facsimile signature will be treated in all respects as having the same effect as an original signature.
- 24 GOVERNING LAW: This Agreement shall be governed by the laws of the State of California, and exclusive venue for any action involving this Contract will be in Los Angeles County.


IN WITNESS WHEREOF, the parties hereto have executed this Agreement with all the formalities required by law on the respective dates set forth opposite their signatures.

State of California
CONTRACTOR'S License No. 974279

CONTRACTOR

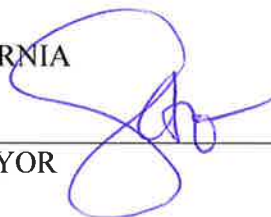
Gentry General Engineering, Inc.

05/16/2019
Date

By:  President
TITLE

CITY OF HERMOSA BEACH, CALIFORNIA

6/5/19
Date

By: 
MAYOR

ATTEST:

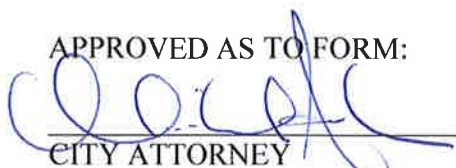
6/11/19
Date

By: 
CITY CLERK

CONTRACTOR'S Business Phone 909-330-1128

Emergency Phone at which CONTRACTOR can be reached at any time: ()

APPROVED AS TO FORM:


CITY ATTORNEY

6/11/19
Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

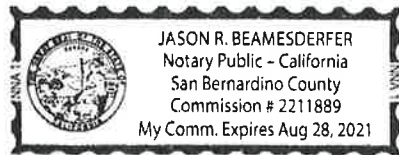
On 05/16/2019 before me, Jason Beamesderfer (Notary Public)
(insert name and title of the officer)

personally appeared Brenton Gentry,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jason R. Beamesderfer (Seal)





Staff Report

Staff Report

REPORT 19-0596

Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019

**VACANCIES - BOARDS AND COMMISSIONS -
EXPIRATION OF TERMS
CIVIL SERVICE BOARD APPOINTMENTS**
(City Clerk Elaine Doerfling)

Recommended Action:

The City Clerk recommends that the City Council appoint two of the three Civil Service Board applicants to four-year terms ending July 15, 2023.

Background:

The City Council, at its August 27, 2019, meeting scheduled Civil Service Board applicant interviews for 6 p.m. Wednesday, September 4. Because all of the applicants would not be available on that date, the interviews were subsequently rescheduled to take place at 5 p.m. Tuesday, September 10, with appointments to follow at the regular meeting. The City Clerk's office notified each of the applicants (alphabetically listed below) of the new date and time.

Lynda R. Castro

Barry Warner

Robert S. Wolfe

General Plan Consistency:

This report and associated recommendation have been evaluated for their consistency with the City's General Plan. Relevant Policies are listed below:

Governance Element

1.7 Diversity of Representation. Strive to reflect a comprehensive cross-section of the community in appointments to Commissions and Advisory Committees.

Fiscal Impact:

There is no fiscal impact.

Attachments:

Civil Service Board applicants

Staff Report

REPORT 19-0596

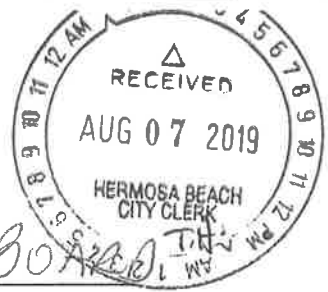
Submitted by: Elaine Doerfling, City Clerk

Noted: Suja Lowenthal, City Manager

CIVIL SERVICE BOARD

APPLICANTS

**CITY OF HERMOSA BEACH
BOARD/COMMISSION APPLICATION**



NAME OF COMMISSION Select One CIVIL SERVICE BOARD

Name LYNDA R. CASTRO Home Phone N/A

Address 1531 BAYVIEW DR, HERMOSA BEACH Cell Phone 310-488-0321

Email castrochick@gmail.com Bus. Phone N/A

Occupation/Profession: RETIRED LAW ENFORCEMENT

Employer Name & Address N/A

REFERENCES:

Local: CAPTAIN MILTON MCKINNON, HERMOSA POLICE (310) 318-0302

Professional: MERCEDES CRUZ GETTYS, J.D. mcruz@bbslaw.com 310-766-4561
310-325-1562

Other: BARRY GREENFIELD 323-821-8215 323-656-3994

COMMUNITY PARTICIPATION AND SERVICE (past and present):

SERVING ON THE COMMUNITY POLICE ADVISORY
BOARD (CPAB) SINCE 2016

Why do you wish to become a Commission member? I HAVE PROFESSIONAL
EXPERIENCE WITHIN THE LA COUNTY SHERIFF'S DEPT
RELATING TO THE RECRUITING AND HIRING PROCESS (SWORN)
AND ALSO COMMANDED THE BUREAU OF COMPLIANCE
INVOLVING THE REVIEW OF EMPLOYMENT PROCESSES

What do you feel are the duties and responsibilities of a Commission member? TO REVIEW
ANY APPEALS MADE BY A CITY EMPLOYEE AS
RELATED TO THE DISCIPLINE PROCESS - PROVIDING
FAIR, IMPARTIAL AND KNOWLEDGEABLE ASSESSMENTS
AND IN CONJUNCTION WITH THE OTHER FOUR
MEMBERS, ISSUE DECISIONS ON EACH CASE.

Do you have any current obligations or responsibilities which could be construed as a conflict of interest with your being a board/commission member? ☐ Yes ☒ No (If yes, please explain)

I WOULD RECUSE MYSELF FROM THE CPAB, AS REQUIRED

Please provide below and/or attach a resume of your education, employment, memberships, past activities and other experience that you feel would qualify you as a Board/Commission member.

BACHELOR'S DEGREE - CRIMINAL JUSTICE
GRADUATE OF THE FBI NATIONAL ACADEMY
LAST PRE-EMPLOYMENT LIEUT - REVIEW & HIRING
OF DEPUTY SHERIFF & CUSTODY OFFICERS
CAPTAIN - WEST HOLLYWOOD SHERIFF'S STATION - REVIEW
& RECOMMEND DISCIPLINARY ACTION RE: ALL
PERSONNEL MATTERS (TRAINING ISSUES,
SUSPENSIONS, TERMINATIONS)
COMMANDER - BUREAU OF COMPLIANCE & LABOR RELATIONS
FACILITATED AND NEGOTIATED ON BEHALF OF MANAGEMENT
(SHERIFF'S) IN CONTRACT NEGOTIATIONS, MEET & CONSULT AND MEET
& CONFER ISSUES RE: 28 MOU'S AND 300 JOB CLASSIFICATIONS

This Board/Commission meets on THIRD WED MONTHLY at 5 p.m. Do you foresee any scheduling problems that might cause you to miss meetings? ☐ Yes ☒ No

How long have you lived in Hermosa Beach? 26 YEARS

Additional Comments: I HAVE LEARNED TO ENJOY RETIREMENT, HOWEVER I LOVE TO VOLUNTEER & ASSIST PEOPLE, ESPECIALLY IN MY COMMUNITY. I HAVE SOME GOOD BACKGROUND & EXPERIENCE WITH RESOLVING EMPLOYMENT ISSUES AND WOULD LIKE TO SERVE ON THE CIVIL SERVICE BOARD

Signed: Lynnda Castro

Date: AUGUST 1, 2019

(07-03-18)



**CITY OF HERMOSA BEACH
BOARD/COMMISSION APPLICATION**

NAME OF COMMISSION Select One Civil Service

Name Barry Warner Home Phone 310 379-2796

Address 621 Porter Lane Cell Phone _____

Email Barson21@A02-com Bus. Phone —

Occupation/Profession: Retired

Employer Name & Address _____

REFERENCES:

Local: Monica Bagnara, Tom Collins, Fred Marsee

Professional: Pete Tucker

Other: _____

COMMUNITY PARTICIPATION AND SERVICE (past and present): _____

Currently on the Civil Service Commission.

I have served for 35 years

Why do you wish to become a Commission member? Wish to continue my
service and continue to be helpful to the city

What do you feel are the duties and responsibilities of a Commission member? To enforce
the rules and regulations of the City.

Do you have any current obligations or responsibilities, which could be construed as a conflict of interest with your being a board/commission member? ☐ Yes ☒ No (If yes, please explain)

Please provide below and/or attach a resume of your education, employment, memberships, past activities and other experience that you feel would qualify you as a Board/Commission member.

35 Years as a Civil Service Commissioner

BS degree U. of So. California

Purchasing Agent Hughes, Raytheon

This Board/Commission meets on Wed at 5:00 p.m. Do you foresee any scheduling problems that might cause you to miss meetings? ☐ Yes ☒ No

How long have you lived in Hermosa Beach? 45 years

Additional Comments: I believe my 35 Years of service
and experience will continue to be of benefit
to the City I love.

Signed: Barry Warner

Date: 8/1/2019

(07-03-18)

CITY OF HERMOSA BEACH BOARD/COMMISSION APPLICATION



NAME OF COMMISSION: CIVIL SERVICE BOARD

APPLICANT'S NAME: ROBERT S. WOLFE

ADDRESS: 3300 Palm Drive, Hermosa Beach, CA 90254

HOME PHONE: (310) 376-4616 **CELL / BUSINESS PHONE:** (619) 800-4616

EMAIL: Bob.Wolfe@outlook.com

OCCUPATION / PROFESSION: Lawyer (Cal. State Bar # 073210)

EMPLOYER NAME & ADDRESS: Self

REFERENCES:

LOCAL: Ron Newman; Maggie Rose Bove LaMonica; Amy Howorth; Adam Malovani; David Gretham

PROFESSIONAL: Hon. Richard Aronson (*Associate Justice, Cal. Court of Appeal, 4th Appellate District, Div. 3*); Hon. William Bedsworth (*Associate Justice, Cal. Court of Appeal, 4th Appellate District, Div. 3*); Hon. Richard Fybel (*Associate Justice, Cal. Court of Appeal, 4th Appellate District, Div. 3*); Prof. Laurie Levenson, (*Loyola Law School, Los Angeles*)

PRESENT COMMUNITY PARTICIPATION & SERVICE:

Cal. Supreme Court Historical Society (*member, Board of Directors, 2006-present, Chair, Programs Committee*); Citizens Advisory Council, LA County Metropolitan Transit Authority (*member, 2019-present*); Hillel Council UCLA (*member, Board of Directors, 1999-present*); Public Counsel (*member, Board of Directors, Sept. 1996-present*); THRIVE Hermosa (*Chair, Transportation Task Force, 2017-present*).

PAST COMMUNITY PARTICIPATION & SERVICE:

Angels' Walk L.A. (*member, Board of Directors & Member of Advisory Committee, 1997-2005*); Cal. State Bar, Appellate Courts Committee (*appointed member, 1996-2006*); CJER-Center for Judicial Education & Research (CJER), Judicial Council of California (*member, Appellate Judicial Attorneys Education Committee, 2001-2011*); Consumer Trusts Fund (*member, Board of Directors, 1987-2006, Chair*); Public Law Center (*member, Board of Directors, 2000-2015, Member, Executive Committee*).

Why do you wish to be a commission member?

I know and greatly respect my fellow Hermosans who give of their time and energy to serve on our city's commissions and elected boards. I believe that I have an obligation to do the same where it is possible that I may make a contribution, particularly on a board that is less visible and for which there may be a paucity of qualified applicants to fill the available slots.

What do you feel are the duties and responsibilities of a commission member?

I've reviewed past agendas for the Civil Service Board, which, from the public postings, appear to involve approval of job specifications and eligibility lists for public positions within the City of Hermosa Beach.

According to the Municipal Code, the Civil Service Board hears appeals relating to the suspension, reductions in pay or personnel violations of city employees, as well as holding hearings and making recommendations "on any manner of personnel administration of the city council and the city manager."

As a commissioner, I have a duty to actively participate in the business of the Civil Service Board, to be fully prepared and informed, and to exercise my best judgment in doing so, in accordance with all applicable rules and regulations. I should engage in productive and collegial discussions with my fellow commissioners and with city staff.

To the extent that such review by the Civil Service Board involves quasi-judicial hearings, I understand my obligation to be fair and impartial, to give the affected parties the ability to fully respond and to present their side of the dispute, and to engage in reasoned and deliberate decisionmaking

Do you have any current obligations or responsibilities which could be construed as a conflict of interest with your being a board / commission member?

No.

Please provide below and/or attach a resume of your education, employment, memberships, past activities and other experience that you feel would qualify you as a Board / Commission member.

EDUCATION:

University of California, Davis School of Law, J.D. 1976.

University of California, Santa Cruz, A.B. 1972. *Honors in Politics, General College Honors; Danforth Fellowship Nominee.*

PROFESSIONAL EXPERIENCE:

Law Offices of Robert S. Wolfe. *Appellate Attorney, 2016-Present.*

Cal. Court of Appeal, 4th Appellate District, Div. 3. *Supervising Judicial Attorney; Senior Judicial Attorney, 1996-2015.*

Manning, Marder & Wolfe. *Senior Partner / Founding Partner / Of Counsel, 1994-1996.*

Morris, Polich & Purdy. *Associate, 1976-1982; Partner, 1982-1994.*

QUALIFICATIONS:

I worked as an attorney in the judicial branch for nearly 20 years for an appellate court which had jurisdiction over all civil, criminal and dependency cases in Orange County. I had a variety of responsibilities, including drafting judicial opinions as staff member for various appellate justices, conducting the court's judicial settlement program, acting as the court's judicial settlement officer, and supervising the court's writs and motions department.

My experience at the Court of Appeal is directly transferable to my responsibilities as a commissioner. I have learned to be an active listener, to keep an open mind, to be courteous, respectful and attentive to participants, and to endeavor to reach a fair and equitable resolution, both in the substance of any decision and in the procedure by which it has been reached.

My private practice as an appellate attorney primarily involved representing public entities, including their employees, in civil litigation including civil rights, government torts and employment.

This Board/Commission meets on the third Wednesday of each month at 5:00 pm. Do you foresee any scheduling problems that might cause you to miss meetings?

No. As indicated above, I am a member of the LA Metro Citizens Advisory Committee (Metro CAC), a countywide committee, but that committee meets on the fourth Wednesday of each month.

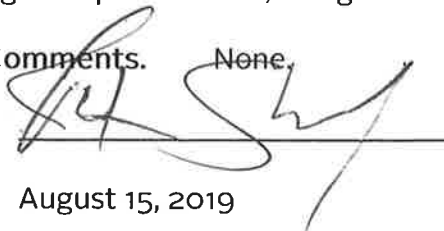
How long have you lived in Hermosa Beach?

I have lived in Hermosa Beach for 6 years. Before that, I lived in Manhattan Beach since 1991. I grew up in the area, and graduated from Inglewood High School.

Additional Comments.

None.

Signed:



Date:

August 15, 2019



Staff Report

Staff Report

REPORT 19-0586

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

**CONSIDERATION OF MEMBERSHIP WITH
INDEPENDENT CITIES ASSOCIATION
(City Manager Suja Lowenthal)**

Recommended Action:

Staff recommends that the City Council consider and provide direction on membership with Independent Cities Association (ICA).

Background:

At the September 13, 2016 City Council meeting, the Councilmembers voted to withdraw membership from ICA due to concerns that the organization was not being managed well and it was no longer beneficial for the City to continue membership (**Attachment 1**). The vote to withdraw membership came with the understanding that Councilmembers could still attend ICA Seminars as a non-member City and that membership to ICA could be re-evaluated in the future.

On June 11, 2019, Council evaluated the City's current membership with California Contract Cities Association (CCCCA) and discussed re-joining ICA (**Attachment 2**). Council directed staff to maintain membership with CCCC and did not provide direction to change the City's status with ICA. Council decided to continue monitoring and evaluating these relationships moving forward.

At the July 23, 2019 City Council meeting, Mayor Armato and Councilmember Duclos reported on their attendance at the ICA Summer Seminar from July 12-14, 2019 in Carlsbad, California (**Attachment 3**). Councilmember Duclos reported that it was the 59th annual meeting and there were 155 registered attendees representing 44 Cities and according to ICA, it was the most ever attended Summer Seminar. Councilmember Duclos shared that a number of very interesting topics were covered including the Census, Homelessness, Affordable Housing and Climate Change. He found the Seminar to be excellent, the speakers and format to be good, and that it was good to see they had revived after a couple of rough years. Mayor Armato also reported on the Census, Homelessness, and Economic Development presentations. Mayor Armato closed her report by stating that Manhattan Beach Mayor Pro Tem, Richard Montgomery asked the City to consider re-joining ICA and stated that the leadership issues that previously existed are gone. Mayor Armato

Staff Report

REPORT 19-0586

requested that the item be agendaized for consideration at a future meeting. The request was unanimously supported by Councilmembers Fangary, Duclos and Massey (Mayor Pro Tem Campbell was absent for this meeting).

General Plan Consistency:

This report and associated recommendation have been evaluated for their consistency with the City's General Plan. Relevant Policies are listed below:

Governance Element: Goal 4. A leader and partner in the region. As a small community in a large metropolitan region, the City of Hermosa Beach understands and capitalizes on our role and responsibility to collaborate with other agencies and nearby jurisdictions on issues of mutual concern.

Policies

- *4.1 Regional governance.* Play an active role in the South Bay Cities Council of Governments, the Southern California Association of Governments and other regional agencies to protect and promote the interests of the City.
- *4.3 Collaboration with adjacent jurisdictions.* Maintain strong collaborative relationships with adjacent jurisdictions and work together on projects of mutual interest and concern.

Fiscal Impact:

Membership dues for ICA in FY 2015-16 was \$823. ICA Membership dues were not included in the FY 2019-20 budget. The membership cost could be covered through the prospective expenditures account.

Attachments:

1. Link to September 13, 2016 City Council meeting discussion (item 7b)
2. Link to June 11, 2019 City Council meeting discussion (item 7a)
3. Link to July 23, 2019 City Council meeting discussion (item 7b)

Respectfully Submitted by: Ann Yang, Executive Assistant

Noted for Fiscal Impact: Viki Copeland, Finance Director

Approved: Suja Lowenthal, City Manager



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

19-0585

**Honorable Mayor and Members of the Hermosa Beach City Council
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**UPDATES FROM CITY COUNCIL AD HOC SUBCOMMITTEES
AND STANDING COMMITTEE DELEGATES/ALTERNATES**



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Staff Report

Staff Report

19-0599

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

TENTATIVE FUTURE AGENDA ITEMS

Recommended Action:

Staff recommends that the City Council receive and file the tentative future agenda items.

Attachments:

Tentative Future Agenda

TENTATIVE FUTURE AGENDA ITEMS

SEPTEMBER 24, 2019 @ 6:00 PM		INITIAL DATE
CLOSED SESSION		
SEPTEMBER 24, 2019 @ 7:00 PM		
PRESENTATIONS		
RECOGNIZING ROBERT ROSENFELD FOR HIS SERVICE ON THE PARKS, RECREATION & COMMUNITY RESOURCES ADVISORY COMMISSION		
PROCLAMATION DECLARING OCTOBER 2, 2019 AS CLEAN AIR DAY IN HERMOSA BEACH		
UPDATE FROM VECTOR CONTROL DELEGATE JIM FASOLA		
MISCELLANEOUS ITEMS AND REPORTS – CITY MANAGER		
New Website Rollout		
Establishment of the City Manager Youth Advisory Board		
WRITTEN COMMUNICATIONS		
CONSENT CALENDAR		
City Council Minutes	City Clerk	Ongoing
Check Registers	Finance Director	Ongoing
Revenue Report, Expenditure Report and CIP Report by Project	Finance Director	Ongoing
City Treasurer’s Report and Cash Balance Report	City Treasurer	Ongoing
Cancellation of Certain Checks	City Treasurer	Ongoing
Public Works Project Status Report	Acting Public Works Director	Ongoing
Recommendation to receive and file the action minutes of the Planning Commission meeting of September 17, 2019	Community Development Director	Ongoing
Planning Commission Tentative Future Agenda Items	Community Development Director	Ongoing
Approve Final Map No. 76050 for a two-unit condo at 821 Loma Drive	Community Development Director	Staff Request Aug. 19, 2019
Recommendation to receive and file the action minutes of the Public Works Commission meeting of July 17, 2019.	Acting Public Works Director	Ongoing
Reappropriation of funds from 2018—2019 to 2019—2020, revenue revisions related to the reappropriations	Finance Director	Staff Request Aug. 26, 2019
Hermosa Beach Police Officers’ Association Memorandum of Understanding	Human Resources Manager	Staff Request Sept. 9, 2019
ONSENT ORDINANCES		
Second Reading - Short Term Vacation Rentals in Commercial Zones	City Clerk	Council Direction Aug. 27, 2019
PUBLIC HEARINGS – 7:30 PM		
Approval of the Following Events to the 2019 Special Event Calendar: Volley4Sound on Saturday, October 19, 2019; Mike Doyle Celebration of Life and Paddleout on Sunday, October 20, 2019; and the Burpee Mile on Saturday, December 7, 2019	Community Resources Manager	Staff Request Sept. 4, 2019
Consideration of a Resolution approving a Certificate of Appropriateness for alterations to the Bijou Building, a historical landmark, for tenant improvements to the interior of the commercial space at 1221 Hermosa Avenue, Suite 101 (formerly Bijou Theater and office) (Continued from meeting of September 10, 2019)	Community Development Director	Staff Request May 30, 2019
Appeal of Planning Commission Decision Denying Variance 19-1 for 1515 Monterey Boulevard	Community Development Director	Clerk Request Aug. 20, 2019
Tree ordinance with respect to tree removal	Acting Public Works Director	Staff Request Dec. 2016

SEPTEMBER 24, 2019 @ 6:00 PM		INITIAL DATE
(CONTINUED)		
MUNICIPAL MATTERS		
Approval of an Updated Special Event Fee Waiver Policy	Community Resources Manager	Council Direction 2018
Approval of the Municipal Lease Policy	Community Resources Manager	Staff Request Jun. 12, 2018
Document Retention Policy	City Clerk	Staff Request Nov. 28, 2018
Measure H Grant Acceptance/Beach Cities Memorandum of Understanding	Assistant to the City Manager	Staff Request
MISCELLANEOUS ITEMS AND MEETING ATTENDANCE REPORTS – CITY COUNCIL		
Updates from City Council Ad Hoc Subcommittees and Standing Committee Delegates/Alternates	Councilmembers	Ongoing
Designation of Voting Delegate & Alternate for the League of California Cities 2019 Annual Conference and Consideration of the League of California Cities Annual Conference Resolutions (Resolutions will be available August 30, 2019)	Assistant to the City Manager	Annual
OTHER MATTERS – CITY COUNCIL		
Tentative Future Agenda	City Manager	Ongoing

WEDNESDAY, OCTOBER 2, 2019 @ 6:00 PM		
STUDY SESSION:		
1) PARKING MANAGEMENT STRATEGIES & RECOMMENDATIONS		
2) PUBLIC-PRIVATE PARTNERSHIPS (P3)		

THURSDAY, OCTOBER 10, 2019 @ 6:00 PM		INITIAL DATE
CLOSED SESSION		
THURSDAY, OCTOBER 10, 2019 @ 7:00 PM		
CONSENT CALENDAR		
City Council Minutes	City Clerk	Ongoing
Check Registers	Finance Director	Ongoing
Recommendation to receive and file the action minutes of the Parks, Recreation and Community Resources Advisory Commission meeting of September 3, 2019	Community Resources Manager	Ongoing
Award of Contract for the Community Theater Needs Assessment	Community Resources Manager	Staff Request Jun. 12, 2019
PUBLIC HEARINGS – 7:30 PM		
70 10 th Street Motel Project precise development plan and parking plan	Community Development Director	Council Direction Aug. 27, 2019
MUNICIPAL MATTERS		
Holiday Parking Program	Assistant to the City Manager	Staff Request Sept. 3, 2019
MISCELLANEOUS ITEMS AND MEETING ATTENDANCE REPORTS – CITY COUNCIL		
Updates from City Council Ad Hoc Subcommittees and Standing Committee Delegates/Alternates	Councilmembers	Ongoing
OTHER MATTERS – CITY COUNCIL		
Tentative Future Agenda	City Manager	Ongoing

OCTOBER 22, 2019 @ 6:00 PM		INITIAL DATE
CLOSED SESSION		
OCTOBER 22, 2019 @ 7:00 PM		
CONSENT CALENDAR		
City Council Minutes	City Clerk	Ongoing
Check Registers	Finance Director	Ongoing
Revenue Report, Expenditure Report and CIP Report by Project	Finance Director	Ongoing
City Treasurer’s Report and Cash Balance Report	City Treasurer	Ongoing
Cancellation of Certain Checks	City Treasurer	Ongoing
Public Works Project Status Report	Acting Public Works Director	Ongoing
Recommendation to receive and file the action minutes of the Planning Commission meeting of October 15, 2019	Community Development Director	Ongoing
Planning Commission Tentative Future Agenda Items	Community Development Director	Ongoing
MISCELLANEOUS ITEMS AND MEETING ATTENDANCE REPORTS – CITY COUNCIL		
Updates from City Council Ad Hoc Subcommittees and Standing Committee Delegates/Alternates	Councilmembers	Ongoing
OTHER MATTERS – CITY COUNCIL		
Tentative Future Agenda	City Manager	Ongoing

NOVEMBER 12, 2019 @ 6:00 PM		INITIAL DATE
CLOSED SESSION		
NOVEMBER 12, 2019 @ 7:00 PM		
PRESENTATIONS		
LOS ANGELES COUNTY FIRE SERVICES AND MCCORMICK AMBULANCE QUARTERLY UPDATE		
CONSENT CALENDAR		
City Council Minutes	City Clerk	Ongoing
Check Registers	Finance Director	Ongoing
Recommendation to receive and file the action minutes of the Parks, Recreation and Community Resources Advisory Commission meeting of October 1, 2019	Community Resources Manager	Ongoing
PUBLIC HEARINGS – 7:30 PM		
Introduction of Ordinance delegating City Clerk appointment to the City Manager	City Attorney	Staff Request Jun 7, 2019
Single Use Plastics Ordinance - muni code amendments to restrict plastic straws, stirrers and utensils, polystyrene/Styrofoam meat trays and Mylar balloons – in line with Manhattan Beach/Santa Monica Bay city regional restrictions. <i>(Continued from meeting of August 27, 2019)</i>	Community Development Director/City Manager	Council Direction Jul. 9, 2019
MISCELLANEOUS ITEMS AND MEETING ATTENDANCE REPORTS – CITY COUNCIL		
Updates from City Council Ad Hoc Subcommittees and Standing Committee Delegates/Alternates	Councilmembers	Ongoing
OTHER MATTERS – CITY COUNCIL		
Tentative Future Agenda	City Manager	Ongoing

MONDAY, NOVEMBER 18, 2019 @ 6:00 PM		INITIAL DATE
CLOSED SESSION: QUARTERLY LITIGATION UPDATE		
MONDAY, NOVEMBER 18, 2019 @ 7:00 PM		
PRESENTATIONS		
CANVASS OF VOTES AND INSTALLATION OF OFFICERS		
CONSENT CALENDAR		
City Council Minutes	City Clerk	Ongoing
Check Registers	Finance Director	Ongoing
Revenue Report, Expenditure Report and CIP Report by Project	Finance Director	Ongoing
City Treasurer’s Report and Cash Balance Report	City Treasurer	Ongoing
Cancellation of Certain Checks	City Treasurer	Ongoing
Public Works Project Status Report	Acting Public Works Director	Ongoing
South Bay Workforce Investment Board Quarterly Summary	City Manager	Quarterly
Planning Commission Tentative Future Agenda Items	Community Development Director	Ongoing
CONSENT ORDINANCES		
Second Reading - Ordinance delegating City Clerk appointment to the City Manager	City Clerk	Council Direction Nov 12, 2019
Second Reading – Single Use Plastics Ordinance - muni code amendments	City Clerk	Council Direction Sept. 24, 2019
MISCELLANEOUS ITEMS AND MEETING ATTENDANCE REPORTS – CITY COUNCIL		
Updates from City Council Ad Hoc Subcommittees and Standing Committee Delegates/Alternates	Councilmembers	Ongoing
OTHER MATTERS – CITY COUNCIL		
Tentative Future Agenda	City Manager	Ongoing

THURSDAY, NOVEMBER 21, 2019 @ 6:00 PM
APPOINTMENT OF MAYOR AND MAYOR PRO TEMPORE

PENDING STRATEGIC PLAN ITEMS		STATUS / TENTATIVE MEETING DATE
Update Personnel Policies	Human Resources Manager	
Beach Policy/Regulations (<i>Continued from meeting of October 27, 2016</i>)	Community Resources Manager	On hold by Council
Alternative Fuel Transportation Report, <i>Nov. 2016</i>	Environmental Analyst	
CCA Direction, <i>Dec. 2016</i>	Environmental Analyst	
PENDING NEW ITEMS		STATUS / TENTATIVE MEETING DATE
Initial Report on Options and Strategies for Installing a Permanent Carousel or other Family Friendly Features at the Entry Point to Pier Plaza. In Cooperation with the Chamber of Commerce, this would include a Preliminary Cost Benefit Analysis and Implementation of the City Decision Making Tool (supported by Duclos and Fangary) <i>Initiated by: Other Matters Feb. 9, 2016</i>	Acting Public Works Director	
Consideration of re-establishing, on an as needed basis, both funding and discretion for the director of Public Works to contract services to pump major beach storm outfalls drains prior to anticipated major storm events (supported by Duclos, Armato and Petty) <i>Initiated by: Other Matters Feb. 14, 2017</i>	Acting Public Works Director	
Policy discussion regarding city responsibilities and expectations when donations are made to city <i>Initiated by: Council Direction May 24, 2017</i>	Finance Director	Will be discussed at the Revenue Strategy Study Session in July 2019
Consideration of a position letter on federal gun control legislation (supported by Fangary, Armato and Massey) <i>Initiated by: Other Matters Mar. 27, 2018</i>	Assistant to the City Manager	On hold by Council
Parking Lot D (Manhattan Ave and 14 th Street) Final Designs <i>Initiated by: Staff Request Aug. 2018</i>	Environmental Analyst	
Consent for use of "Lot B" for construction staging area for Pier/Strand project <i>Initiated by: Staff Request Dec. 17, 2018</i>	Community Development Director	In advance of Planning Commission Final EIR/Project Considerations (Approx. July 2019)
Cypress District code amendment for required special event permitting / gatherings – similar to Limited Live Entertainment permit <i>Initiated by: Council Direction Jul. 9, 2019</i>	Community Development Director	
Landscape and Street Lighting District Assessment Adjustment (mail-in election authorization) <i>Initiated by: Council Direction Jul. 9, 2019</i>	Acting Public Works Director	Add to Revenue Strategy Study Session
Removal of the Joint Trash Compactor in Parking Lot A and requirement of individual containers and enclosures for Pier Plaza businesses <i>Initiated by: Staff Request Jun. 12, 2019</i>	Acting Public Works Director	