



CITY OF REDONDO BEACH NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC MEETING AND PUBLIC HEARING CONCERNING THE RENEWAL OF THE REDONDO BEACH TOURISM MARKETING DISTRICT (RBTMD) AND LEVY OF AN ASSESSMENT ON CERTAIN LODGING BUSINESSES WITHIN THE RBTMD

NOTICE IS HEREBY GIVEN that on May 16, 2023, the City Council (Council) of the City of Redondo Beach (City) adopted a Resolution of Intention to renew the RBTMD and to levy an assessment on certain lodging businesses within the RBTMD as set forth in the Resolution of Intention.

NOTICE IS HEREBY FURTHER GIVEN that at 6:00 PM on June 20, 2023, at the Council Chambers located at 415 Diamond Street, Redondo Beach, CA 90277, a public meeting shall be held pursuant to Government Code section 54954.6 to allow public testimony regarding the renewal of the RBTMD and the levy of assessments therein as set forth in the Resolution of Intention and pursuant to Government Code section 54954.6.

NOTICE IS HEREBY FURTHER GIVEN that 6:00 PM on July 18, 2023, at the Council Chambers located at 415 Diamond Street, Redondo Beach, CA 90277, has been set as the time and place for a public hearing at which time the Council proposes to renew the RBTMD and to levy the proposed assessment as set forth in the Resolution of Intention.

Location: The RBTMD includes all lodging businesses with twenty (20) rooms or more, existing and in the future, available for public occupancy within the boundaries of the City of Redondo Beach, as shown on the map in Section IV of the Management District Plan (Plan).

Services: The RBTMD is designed to provide specific benefits directly to payors by increasing awareness and demand for sleeping room night sales. Marketing and sales promotions will increase demand for overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing demand for sleeping room night sales.

Budget: The total RBTMD annual assessment budget for the initial year of its ten (10) year operation is anticipated to be approximately \$700,000. A similar budget is expected to apply to subsequent years, but this budget is expected to fluctuate as sleeping room sales do.

Cost: The initial annual assessment rate is one percent (1%) of gross short-term sleeping room rental revenue. During the ten (10) year term, the assessment rate may be increased by the Owners' Association Board to a maximum of three percent (3%) of gross short-term sleeping room rental revenue. If the assessment rate is increased, it may subsequently be decreased but shall not be decreased below a minimum of one percent (1%) of gross short-term sleeping room rental revenue. The maximum increase or decrease in any year shall be one percent (1%).

Based on the benefit received, assessments will not be collected on: stays of more than thirty (30) consecutive days; stays by any Federal or State officer when on official business; stays by any officer, employee or consultant of the City when on official business; stays by any officer or employee of a foreign government who is exempt by reason of express provision of Federal law or international treaty; and the portion of gross short-term sleeping room rental revenue allocable to food and beverage products of every kind provided by the lodging business for consumption by transients and invitees of transients. Long term contract renters shall receive a partial exemption from the assessment as described in Section IV(D) of the Plan.

Collection: The City will be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the RBTMD. The City shall take all reasonable efforts to collect the assessments from each lodging business.

Duration: The RBTMD will have a ten (10) year life, beginning September 1, 2023, or as soon as possible thereafter, and ending ten (10) years from its start date. After ten (10) years, the RBTMD may be renewed pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq. if business owners support continuing the RBTMD programs. Once per year, beginning on the anniversary of RBTMD renewal, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a City Council hearing on RBTMD termination.

Management: Redondo Beach Travel & Tourism (RBTT) shall continue to serve as the RBTMD's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with the Plan, and must provide annual reports to the City Council.

Protest: Any owner of a lodging business within the renewed RBTMD that will be subject to the assessment may protest the renewal of the RBTMD. If written protests are received from the owners of lodging businesses in the renewed RBTMD who represent fifty percent (50%) or more of the estimated annual assessments to be levied, the RBTMD shall not be renewed and the assessment shall not be imposed.

You may mail a written protest to:

Eleanor Manzano
City Clerk's Office
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

You may also appear at the public meeting or hearing and submit a written protest at that time.

Information: Should you desire additional information about this renewed RBTMD or assessment contact:

Rebecca Elder
Redondo Beach Travel & Tourism
260 Portofino Way
Redondo Beach, CA 92077
relder@noblehousehotels.com

Dated: 5/17/2023

Eleanor Manzano
City Clerk