

# HARBOR COMMISSION

## Liaison's Report

06.09.25

### Updates:

- New Public Boat Launch Project – City Council officially approved a contract with Moffett and Nichol to design a new public boat launch at Mole D of King Harbor Marina. A project kick-off meeting occurred on September 4<sup>th</sup> to introduce the consultant team with various City department team members. On September 17, the City and consultant team met on Mole D within the waterfront to walk the site. In November 2024, City staff was able to obtain any and all records that could prove pertinent to the consultant such as previous parking studies, previous environmental studies performed at Mole D, and any as-built drawings of the existing structures. That information has been sent to the consultant. The consultant has completed and submitted to city staff the parking study, circulation study, traffic study, and demand study. City staff was in receipt of the studies on February 14<sup>th</sup> and staff from Community Development, Public Works, and the Waterfront Departments reviewed the studies over a two-week period and provided the consultant our comments on February 28<sup>th</sup>. The consultant is making necessary adjustments based on those comments and the studies should be finalized by the end of the month and staff will coordinate a subcommittee meeting in late June to review the results. We expect the wave attenuation study to take longer as we want to study the wave activity for a full year.
- Marina Parking Lot Improvements –The surface parking lot payment method has been converted from a staff operated toll booth to electronic pay stations and pay-by-phone app. Parking stalls have been restriped and assigned a stall number. New slurry has been poured and ADA improvements have been completed, which include additional ADA stalls, new path of travel routes from the ADA stalls to surrounding buildings, and grading improvements to ensure the parking lot slope meets ADA standards. Appropriate signage has been installed. The City allowance to provide free parking during construction has ended and as of June 8, 2025 payment is required. Contractors are currently in the process of demolishing the toll booth at which point the project will be considered complete. Staff anticipates full completion by mid-June.

- International Boardwalk Blade Signs – The 18 new blade signs sponsored by the City of Redondo Beach have been installed. This project is now complete.
- Breakwall Repairs - The plans and specifications are being finalized by the US Army around May 15<sup>th</sup> when they will release the RFP to contractors and they expect to have a contractor on board by the end of June. Staging areas include Moonstone Park and the nearby parking lot serving the park, as well as an area of Mole A, near the King Harbor Yacht Club. Construction repair work is expected to start mid-July and run through November 2025. Estimated working days and hours are Monday through Saturday between 7am and 7pm. Staff and the US Army are planning to hold a stakeholder meeting consisting of representatives from the King Harbor Yacht Club as well as tenants of Moonstone Park to coordinate the project with overall use of the area.
- Sea Bass Grow Pens – The Harbor Commission and City Council directed staff to coordinate the placement of a seabass grow pen facility located at the Harbor Patrol docks. City Council approved a contract on October 1, 2024 selecting a consultant to design, seek permits, procure materials, and construct the pens. Staff has officially received approval from the Coastal Commission to install the grow pens and the fabrication process has started. The project remains on time and on target for completion by the end of July 2025.
- Seaside Lagoon –The project has moved forward to the entitlement stage and involves specific designs, environmental review, and Harbor Commission review. Staff plans to meet with the Subcommittee to discuss the results of the environmental studies and review plans in early July. On April 1<sup>st</sup>, the consultant team met with LA County Health Department and State Waterboard to review the water elements of the design. The team is incorporating LA County feedback in the design.
- Lease Vacancy – The Pier Plaza Office complex sits at a 10% vacancy rate and our leasing team is currently negotiating five office leases. Remaining harbor vacancies include the old Fun Factory site, the old Joe's Crab Shack site, and the old Maison Ritz site. In the case of the old Joe's Crab Shack

site, staff is currently in negotiations with a prospective user. An International Boardwalk tenant, Dinghy Deli, has closed its doors with approximately one year remaining on the lease. The City has identified a prospective new tenant and are currently in negotiations.

**Topics for next meeting in July**

- The next Harbor Commission meeting is scheduled for July 14, 2025. Representatives from the Police Department and Fire Department will attend to report on public safety matters within the waterfront.