

**CITY OF REDONDO BEACH  
HARBOR COMMISSION MINUTES  
Monday, January 12, 2026**

**REGULAR MEETING OF THE HARBOR COMMISSION – 6:30 PM**

**A. CALL TO ORDER**

A meeting of the Harbor Commission was held at the City of Redondo Beach City Council Chambers and was called to order by Chair Abelman at 6:30 p.m.

**B. ROLL CALL**

Commissioners Present: Bauer, Carlson, Chrzan, Collier, Falk, Waryck, Chair Abelman

Officials Present: Greg Kapovich, W.E.D. Director  
Katherine Buck, W.E.D. Manager  
Dave Charobee, Senior Management Analyst  
Mio Iwasaki, Administrative Analyst

**C. SALUTE TO THE FLAG**

Commissioner Chrzan led in the salute to the flag.

**D. APPROVAL OF ORDER OF AGENDA**

Motion by Commissioner Collier, seconded by Commissioner Chrzan, to approve the order of the agenda, as presented. Hearing no objections, Chair Abelman so ordered.

**E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

**E.1. For Blue Folder Documents Approved at the Harbor Commission Meeting**

W.E.D. Director Kapovich reported there are three Blue Folder Items related to Item No. L.1; described them and stated they will be emailed to members of the Commission, tomorrow.

**F. CONSENT CALENDAR**

**F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF JANUARY 12, 2026**

## **F.2. APPROVAL OF THE FOLLOWING MINUTES: DECEMBER 8, 2025**

There were no public comments on the Consent Calendar.

Motion by Commissioner Coller, seconded by Commissioner Waryck, to approve the Consent Calendar, as presented. Hearing no objections, Chair Abelman so ordered.

### **G. EXCLUDED CONSENT CALENDAR ITEMS - None**

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

#### **H.1. For eComments and Emails Received from the Public**

Chair Abelman invited public comments.

**Maria Larisa Yasol** spoke about branding and marketing and how King Harbor is unrepresented, especially online, and made suggestions for improvements.

There were no other public comments.

### **I. EX PARTE COMMUNICATION - None**

### **J. PUBLIC HEARINGS - None**

### **K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

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

#### **L.1. LEASING OVERVIEW OF PIER AND HARBOR PROPERTIES OWNED AND MANAGED BY THE CITY**

W.E.D. Director Kapovich introduced the item and the City's Leasing Agent Brian Campbell and deferred to him for a presentation.

Brian Campbell narrated a PowerPoint presentation with an overview of industry and market reports and specifically, leases of pier and harbor properties owned and managed by the City.

W.E.D. Director Kapovich commented on the former Fun Factory site and addressed current negotiations relative to Mole D.

Discussion followed regarding the 3% annual increase on all leases, increasing the base rent, selecting high-quality tenants in the future, vacancy rate, impacts of Center Cal litigation, obtaining data regarding impacts of other events besides Beach Life, rate per square foot for new leases, incentives such as for tenant improvements, getting cash flow to the City as soon as possible and reducing risk, reviewing a balance sheet of the Uplands and Tidelands funds for tenant improvements, revenue depending on location, enticements for long-term leases, a 12-month termination option on all leases, the City's aging infrastructure, conversion of

industry mall spaces into housing and professional buildings, currently available lease spaces, the status of the greater harbor area leaseholds, determining what brings people to the area, doing a “void” analysis, master leases and differences between retail and office leases.

Chair Abelman invited public comments.

Maria Larisa Yasol mentioned the City’s Capitol Improvement Funds; stated the large developments are coming into the City and expressed concerns about how the growth will impact King Harbor; discussed the importance of ownership and opined a renter-dominant model increases risk.

Motion by Chair Abelman, seconded by Commissioner Bauer, to extend Maria Larisa Yasol’s time for commenting for one minute. Hearing no objections, Chair Abelman so ordered.

Maria Larisa Yasol continued to speak about impacts to the Harbor with increased density (the AES site) and encouraged the Commission to protect its coastal land.

There were no other public comments.

W.E.D. Director Kapovich reported that the AES site is still locked up in litigation.

Motion by Commissioner Collier, seconded by Commissioner Bauer, to receive and file the report. Hearing no objections, Chair Abelman so ordered.

## **M. ITEMS FROM STAFF**

### **M.1. LIAISON’S REPORT**

W.E.D. Manager Buck presented a status update of other projects the Department is working on; addressed the Sea Bass project, grants, the grant application for the boat launch, the courtesy dock and the Breakwater Repair project and items to be considered on the Commission’s next agenda.

Discussion followed regarding the Breakwater Repair project schedule, the condition of the waterfront for the Boat Parade, the Fun Factory RFP deadline, tenant improvements needed for the former Fun Factory and the drain project on Yacht Club Way.

## **N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS**

Commissioner Chrzan asked for information regarding the temporary construction yard for the Breakwater Repair project.

Commissioner Bauer announced that he will not be in attendance at next month’s Harbor Commission meeting.

## **O. ADJOURNMENT – 8:10 p.m.**

Motion by Commissioner Bauer, seconded by Commissioner Falk, to adjourn the Harbor Commission meeting at 8:10 p.m. Hearing no objections, Chair Abelman so ordered.

Chair Abelman adjourned the meeting noting the next meeting of the Redondo Beach Harbor Commission is scheduled for 6:30 p.m. on February 9, 2026, in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted:

---

Greg Kapovich  
W.E.D. Director