

HARBOR COMMISSION

Liaison's Report

04.14.25

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 4th 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 14th 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 28th. The consultant is making necessary adjustments based on those comments. Staff has a follow-up meeting with the Traffic consultant in the next two weeks. Once the studies have been finalized in the next month staff will coordinate a subcommittee meeting 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 serving Seaside Lagoon, California Surf Club, R10 Restaurant, and King Harbor Cantina is currently receiving improvements. The surface parking lot payment method will convert from a staff operated toll booth to electronic pay stations and pay-by-phone app and will include some ADA improvements as well. The project is being performed in two phases. The first phase is complete and consisted of improvements to a section of the northern half of the parking lot serving CA Surf Club. Improvements include ADA upgrades to the parking lot to include additional ADA accessible parking stalls, new ADA path of travel routes connecting the ADA parking stalls to building entrances, new ADA compliant sidewalks in front of the California Surf Club

buildings and along the sidewalk connecting the surf club buildings to Harbor Drive, new asphalt slurry, and new striping. New asphalt slurry and striping for the remaining portion of the northern section serving Seaside Lagoon will be completed once the sewer pump project just south of Portofino Way is complete. The sewer pump project will be completed by the end of May. At this time, the control arms on the existing toll booth have been adjusted in the up position and the booth is no longer be staffed. Parking within the lot is free and will continue to be free until such time that phase 2 is complete.

The second phase of the project includes installation of three electronic pay stations (two in the northern section and one in the southern section) as well as signage for pay-by-app ability. The second phase also includes demolition of the toll booth and restriping the parking stalls on the southern section. We expect the second phase to begin after the BeachLife Festival and completed by the end of May at which time users of the parking lot will be required to pay via the pay stations or app. The parking lot will be monitored by parking enforcement at the completion of phase 2.

Finally, city staff is converting a portion of the dock in front of the Foss building into a pay-by-the-hour dinghy dock. This conversion will be included in the phase 2 portion of the parking lot project.

- Breakwall Repairs - The plans and specifications are being finalized by the US Army in the coming weeks and we have coordinated construction staging areas within the Harbor. 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. Mobilization for construction is set to begin on May 15th and construction repair work is expected through November 2025. Estimated working days and hours are Monday through Saturday between 7am and 7pm.
- 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 submitted the necessary permits to the Coastal Commission for an administrative permit. The project remains on time and on target for completion by 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. On April 1st, 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. The schedule anticipates Harbor Commission review by August 2025 and Coastal Commission review shortly thereafter.
- Non-Profit Sailing enterprise at two Portofino Slips – Received Coastal Commission approval of our chosen operator, Julie Coll. City Council approved a contract agreement with Julie Coll in April to run a non-profit sailing instruction program at the two Portofino slips.
- Lease Vacancy – The Pier Plaza Office complex sits at a 10% vacancy rate and our leasing team is currently negotiating four new 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. Staff and city consultants are attending a brokers conference at the end of May and are seeking potential businesses to fill the old Fun Factory and Maison Ritz sites, as well as potential developers for the undeveloped Pad 2 site on the Pier.

Topics for next meeting in March

- The next Harbor Commission meeting is scheduled for May 12, 2025. The Community Development Department is preparing a Conditional Use Permit for the charter and equipment rental businesses located in Basin III but does not anticipate being ready to bring that item forward until the June Harbor Commission meeting.