

**CITY OF REDONDO BEACH  
HARBOR COMMISSION AGENDA  
Monday, September 8, 2025**

**415 DIAMOND STREET, REDONDO BEACH**

**CITY COUNCIL CHAMBER**

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

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.  
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,  
EMAIL OR eCOMMENT.**

Harbor Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at [www.Redondo.org/rbtv](http://www.Redondo.org/rbtv).

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

\*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

[https://www.zoomgov.com/webinar/register/WN\\_wYDC3O57R52Co5wCZ8sV\\_g](https://www.zoomgov.com/webinar/register/WN_wYDC3O57R52Co5wCZ8sV_g)

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press \*6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. [Mio.Iwasaki@redondo.org](mailto:Mio.Iwasaki@redondo.org)

## **REGULAR MEETING OF THE HARBOR COMMISSION - 6:30 PM**

### **A. CALL TO ORDER**

### **B. ROLL CALL**

### **C. SALUTE TO THE FLAG**

### **D. APPROVE ORDER OF AGENDA**

### **E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

#### **E.1. [For Blue Folder Documents Approved at the Harbor Commission Meeting](#)**

### **F. CONSENT CALENDAR**

*Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

#### **F.1. [APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF SEPTEMBER 8, 2025](#)**

#### **F.2. [APPROVAL OF THE FOLLOWING MINUTES: AUGUST 11, 2025](#)**

### **G. EXCLUDED CONSENT CALENDAR ITEMS**

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

*This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

#### **H.1. [For eComments and Emails Received from the Public](#)**

### **I. EX PARTE COMMUNICATION**

*This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.*

### **J. PUBLIC HEARINGS**

### **K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

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

#### **L.1. [PUBLIC SAFETY REPORT](#)**

**M. ITEMS FROM STAFF**

**M.1. [LIAISON'S REPORT](#)**

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

**O. ADJOURNMENT**

*The next meeting of the Redondo Beach Harbor Commission will be a regular meeting to be held at 6:30 p.m. on October 13, 2025, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.*

*It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.*

*An agenda packet is available 24 hours at [www.redondo.org](http://www.redondo.org) under the City Clerk.*



# Administrative Report

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E.1., File # HC25-1226

Meeting Date: 9/8/2025

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**TITLE**

For Blue Folder Documents Approved at the Harbor Commission Meeting



# Administrative Report

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F.1., File # HC25-1227

Meeting Date: 9/8/2025

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**TO:** HARBOR COMMISSION

**FROM:** GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT  
DIRECTOR

**TITLE**

APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF  
SEPTEMBER 8, 2025

**ATTACHMENTS**

- AFFIDAVIT OF POSTING - SEPTEMBER 8, 2025

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   )       SS  
CITY OF REDONDO BEACH    )

**AFFIDAVIT OF POSTING**

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Harbor Commission
Posting Type	Regular Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Adjacent to Council Chambers
Meeting Date & Time	September 8, 2025, 6:30 pm

As the W.E.D. representative at the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.



*Mio Iwasaki, Administrative Analyst, Waterfront & Economic Development*

Date: September 4, 2025



# Administrative Report

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F.2., File # HC25-1228

Meeting Date: 9/8/2025

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**TO:** HARBOR COMMISSION

**FROM:** GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT  
DIRECTOR

**TITLE**

APPROVAL OF THE FOLLOWING MINUTES: AUGUST 11, 2025

**ATTACHMENT**

- MEETING MINUTES - AUGUST 11, 2025

**CITY OF REDONDO BEACH  
HARBOR COMMISSION MINUTES  
Monday, August 11, 2025**

**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 Callahan at 6:30 p.m.

**B. ROLL CALL**

Commissioners Present: Abelman, Bauer, Carlson, Chrzan, Coller, Falk, Chair Callahan

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 Coller led in the salute to the flag.

**D. APPROVAL OF ORDER OF AGENDA**

Motion by Commissioner Bauer, seconded by Commissioner Coller, to approve the order of the agenda, as presented. Hearing no objections, Chair Callahan 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 three items under Blue Folder Items for Items No. L.1, L.2 and M.1.

The Commission concurred to receive and file Blue Folder Items.

**F. CONSENT CALENDAR**

**F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF AUGUST 11, 2025**

## **F.2. APPROVAL OF THE FOLLOWING MINUTES: JULY 14, 2025**

There were no public comments on the Consent Calendar.

Motion by Commissioner Collier, seconded by Commissioner Abelman, to approve the Consent Calendar, as presented. Hearing no objections and with Commissioner Chrzan recused, Chair Callahan so ordered.

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

### **H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None**

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

Chair Callahan invited public comments.

Mark Hansen, King Harbor boater, talked about the recent races occurring at the King Harbor Yacht Club including the King Harbor to Santa Barbara Race and the Annual Cure Cancer Cup.

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 and deferred to Brian Campbell, BC Urban, Waterfront Leasing Agent.

Brian Campbell provided an overview of the business climate on the Waterfront; addressed vacancies and mix of businesses; displayed a drone video of the area and narrated a PowerPoint presentation detailing market reports; noted the office market is soft; discussed forecasts, rental rate growth, the retail submarket report, recovery forecasts, California Surf Club demographic data, Waterfront demographic data, use of Placer AI, marketing, and inflation-adjusted data.

Discussion followed regarding Fun Factory leasing efforts, retail leases, focusing on keeping spaces full, cash flow and parking revenue, opportunity sites, building flexibility into the leases, the status of Maison Ritz, Gold's Gym, and the empty Pad 2 site, tracking what

attracts people to the pier and types of businesses, current major drivers to the pier and the use of Placer AI in other areas.

There were no public comments on this item.

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

## **L.2. DISCUSSION AND POSSIBLE ACTION TO FILL BY APPOINTMENT THE VARIOUS HARBOR COMMISSION SUBCOMMITTEES TO BE VACATED BY CHAIR VICKI CALLAHAN UPON THE END OF HER TERM**

W.E.D. Director Kapovich presented details of the report and addressed Harbor Commission subcommittee of which Chair Callahan is a member.

Commissioner Bauer volunteered to be official member of the Boat Launch Subcommittee.

Motion by Commissioner Bauer, seconded by Commissioner Abelman, to appoint Commissioner Bauer to be an official member of the Boat Launch Subcommittee. Hearing no objections, Chair Callahan so ordered.

Motion by Commissioner Abelman, seconded by Commissioner Chrzan, to appoint Commissioner Collier as an alternate on the Boat Launch Subcommittee. Hearing no objections, Chair Callahan so ordered.

Motion by Commissioner Collier, seconded by Commissioner Falk, to appoint Commissioner Collier to the Waterfront Education Subcommittee. Hearing no objections, Chair Callahan so ordered.

Discussion followed regarding whether Commissioner Bauer will attend the next meeting of the Boat Launch Subcommittee.

Motion by Commissioner Abelman, seconded by Commissioner Collier, that Commissioner Bauer be an official member of the Boat Launch Subcommittee, immediately. Hearing no objections, Chair Callahan so ordered.

## **M. ITEMS FROM STAFF**

### **M.1. LIAISON'S REPORT**

W.E.D. Director Kapovich presented details of his report with updates regarding the new Public Boat Launch Project, Break wall Repairs, Sea Bass Grow Pens, Seaside Lagoon, new leases, bike racks, the new Directory Sign installed near the George Freeth statue on the Pier, Girl Scout Trash Collection and topics for the next meeting of the Harbor Commission, in September.

Discussion followed regarding the agenda-setting meeting in September.

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

Discussion followed regarding the status of the stalled project on Yacht Club Way, EV charger installations, the status of the pumps by Seaside Lagoon and the status of the entitlement process for Seaside Lagoon, updates on the International Boardwalk and the dinghy dock, general repairs of Basin 3 docks and the upcoming closure of West Marine.

Chair Callahan noted there is a rip tide warning through Wednesday, in the area.

Commissioner Chrzan talked about outrigger canoers participating in the International Distance Championships.

## **O. ADJOURNMENT – 7:45 p.m.**

Motion by Commissioner Abelman, seconded by Commissioner Falk, to adjourn the Harbor Commission meeting at 7:45 p.m. Hearing no objections, Chair Callahan so ordered.

Chair Callahan adjourned the meeting noting the next meeting of the Redondo Beach Harbor Commission is scheduled for 6:30 p.m. on September 8, 2025, 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:

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Greg Kapovich  
W.E.D. Director



# Administrative Report

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H.1., **File #** HC25-1229

**Meeting Date:** 9/8/2025

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**TITLE**

*For eComments and Emails Received from the Public*



# Administrative Report

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L.1., File # HC25-1230

Meeting Date: 9/8/2025

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**TO:** HARBOR COMMISSION

**FROM:** GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT  
DIRECTOR

**TITLE**  
PUBLIC SAFETY REPORT

**RECOMMENDATION**

Receive and file a report provided by the Redondo Beach Police Department and Redondo Beach Harbor Patrol.



# Administrative Report

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M.1., File # HC25-1231

Meeting Date: 9/8/2025

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**TO:** HARBOR COMMISSION

**FROM:** GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT  
DIRECTOR

**TITLE**  
LIAISON'S REPORT

**RECOMMENDATION**

Receive and file a report from the Waterfront & Economic Development Director on current and upcoming waterfront projects and activities.

**EXECUTIVE SUMMARY**

An oral report will be provided by the Waterfront & Economic Development Director at the Commission meeting on current and upcoming waterfront projects and activities including, but not limited to, property management and leasing activities, project updates, events and other information.