

**CITY OF REDONDO BEACH  
HARBOR COMMISSION AGENDA  
Monday, August 11, 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 AUGUST 11, 2025](#)**

#### **F.2. [APPROVAL OF THE FOLLOWING MINUTES: JULY 14, 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. [LEASING OVERVIEW OF PIER AND HARBOR PROPERTIES OWNED AND MANAGED BY THE CITY](#)**

**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**

**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 September 8, 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 # HC25-1117

Meeting Date: 8/11/2025

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**TITLE**

For Blue Folder Documents Approved at the Harbor Commission Meeting



# Administrative Report

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F.1., File # HC25-1118

Meeting Date: 8/11/2025

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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  
AUGUST 11, 2025

**ATTACHMENTS**

- AFFIDAVIT OF POSTING - AUGUST 11, 2025



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

**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	August 11, 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: August 7, 2025



# Administrative Report

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F.2., File # HC25-1119

Meeting Date: 8/11/2025

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**TO:** HARBOR COMMISSION

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

**TITLE**

APPROVAL OF THE FOLLOWING MINUTES: JULY 14, 2025

**ATTACHMENT**

- MEETING MINUTES - JULY 14, 2025

**CITY OF REDONDO BEACH  
HARBOR COMMISSION MINUTES  
Monday, July 14, 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.

Chair Callahan announced that staff is working through technical issues with Zoom and encouraged participants to attend the meeting in-person while staff looks into the issue.

**B. ROLL CALL**

Commissioners Present: Carlson, Collier, Falk, Chair Callahan

Commissioners Absent: Bauer, Chrzan, Vice 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**

Chair Callahan led in the salute to the flag.

**D. APPROVAL OF ORDER OF AGENDA**

Motion by Commissioner Collier, seconded by Commissioner Carlson, 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 there are no Blue Folder Items.

**F. CONSENT CALENDAR**



**F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF JULY 14, 2025**

**F.2. APPROVAL OF THE FOLLOWING MINUTES: JUNE 9, 2025**

There were no public comments on the Consent Calendar.

Motion by Commissioner Coller, seconded by Commissioner Carlson, to approve the Consent Calendar, as presented. Hearing no objections, 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**

Jim Light, Mayor and District 1 Resident, provided an update on negotiations with New Zealand to practice in Redondo Beach for upcoming Olympic events; talked about the possibility of forming a Major Events Committee; reported the City has been approached by L.A. Galaxy to explore setting up a World Cup watch site in Seaside Lagoon; announced the shark buoy has been deployed; discussed setting up a permanent water polo court in the harbor and addressed the seabass grow-out pen. He thanked everyone in the Commission for their hard work.

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. PUBLIC SAFETY REPORT**

W.E.D. Director Kapovich reported that Public Safety staff were unable to make tonight's meeting and requested the Commission table this item to a future agenda.

Commissioner Carlson noted that Harbor Master Mahony writes the harbor newsletter and suggested he could include relevant statistics in it.

Motion by Commissioner Falk, seconded by Commissioner Carlson, to table Item No. L.1, to a future agenda. Hearing no objections, Chair Callahan so ordered.

**M. ITEMS FROM STAFF**

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

W.E.D. Director Kapovich provided status updates on the boat launch project, the break wall repair project, the seabass grow-out pen and addressed current lease negotiations and Council closed session meetings to discuss lease strategies.

Chair Callahan spoke about needing to discuss who will replace her on the Boat Launch Subcommittee.

W.E.D. Director Kapovich noted that an alternate has been assigned to the subcommittee and offered to return with the item at the August meeting.

Commissioner Carlson talked about another brewery coming into the International Boardwalk; questioned whether there should be another brewery there and whether it could go upstairs.

Discussion followed regarding ABC restrictions, hurting other non-alcohol related businesses, the process to deem the International Boardwalk area an Entertainment Zone.

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

None.

#### **O. ADJOURNMENT – 6:45 p.m.**

Motion by Commissioner Falk, seconded by Commissioner Carlson, to adjourn the Harbor Commission meeting at 6:45 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 August 11, 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 #** HC25-1120

**Meeting Date:** 8/11/2025

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**TITLE**

*For eComments and Emails Received from the Public*



# Administrative Report

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L.1., File # HC25-1121

Meeting Date: 8/11/2025

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**TO:** HARBOR COMMISSION

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

**TITLE**

LEASING OVERVIEW OF PIER AND HARBOR PROPERTIES OWNED AND MANAGED BY THE CITY

**RECOMMENDATION**

Receive and file a report on the leasing status of pier and harbor properties owned and managed by the City of Redondo Beach.

**EXECUTIVE SUMMARY**

A leasing overview will be presented by BC Urban, the City's leasing representative, for Fisherman's Wharf, Pier Plaza, International Boardwalk and the Redondo Beach Marina. BC Urban will provide a breakdown regarding vacancy rates and types of businesses already located within the Harbor. Staff and BC Urban encourage the Harbor Commission to receive and file the report and direct BC Urban on the types of uses (businesses) that should be sought to fill the existing vacancies.



# Administrative Report

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L.2., File # HC25-1122

Meeting Date: 8/11/2025

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**TO:** HARBOR COMMISSION

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

**TITLE**

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

**BACKGROUND**

Chair Vicki Callahan began her second and final term as a Harbor Commissioner on October 1, 2021. Her term is set to end on September 30, 2025. Chair Callahan was a part of several ongoing Harbor Commission subcommittees that would meet periodically with staff to provide insight and comments on specific projects or goals. The following subcommittees now have an open position and the Harbor Commission is tasked with filling the vacancy with another Harbor Commissioner by appointment via majority vote. The remaining members for each subcommittee are included in parenthesis.

- Boat Launch - Tasked with providing insight and comments to City staff on the new public boat launch on Mole D. (Carlson, Chrzan, Alternate - Bauer)
- Sea Bass Subcommittee - Tasked with identifying potential locations within the harbor to locate a sea bass grow pen facility. (The location has been selected near the new Harbor Patrol docks and construction of the facility is underway. The only remaining subcommittee member is Commissioner Carlson. Staff recommends not filling the vacancy.)
- Waterfront Education - Tasked with ensuring a local non-profit education organization is welcomed as a partner. (Abelman, Bauer)

<b>SubCommittee</b>	<b>Members</b>	<b>Alternate</b>
Boat Storage	Falk, Chrzan, Carlson	
Waterfront Education	Abelman, Bauer, Callahan	
SeaBass Program	Carlson, Callahan	
Seaside Lagoon	Falk, Chrzan, Carlson	
Boat Launch	Callahan, Carlson, Chrzan	Bauer

Updated 08.04.25



# Administrative Report

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M.1., File # HC25-1123

Meeting Date: 8/11/2025

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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.

# HARBOR COMMISSION

## Liaison's Report

08.11.25

### Updates:

- New Public Boat Launch Project –The consultant has completed and submitted to city staff the parking study, circulation study, traffic study, and demand study. Staff will have met with the subcommittee on August 11<sup>th</sup> (prior to the Harbor Commission meeting) to review the results of the studies and review potential location options. A second subcommittee meeting is being planned for late August in which the subcommittee will sit down with members of the consultant team. Should the schedule remain on track, staff anticipates the public outreach portion of the project to occur sometime in September.
- Breakwall Repairs – The US Army released an RFP to solicit contractors to perform the repair work. The RFP closes on July 31<sup>st</sup>, at which time they will review submittals to select a preferred vendor. Staff expects to have a selected vendor by the end of August. Construction repair work is expected to start shortly thereafter and run through 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. Said meeting will take place after a preferred vendor has been selected in August but before work begins.
- 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. All necessary approvals from the City have been obtained. The contractor has fabricated a majority of the pen itself on an off-site location. Installation of the pen must wait for delivery of other materials related to



screening and supplies needed to affix the pen to the dock. Completion is anticipated in a couple of months.

- Seaside Lagoon –The project has moved forward to the entitlement stage and involves specific designs, environmental review, and Harbor Commission review.
- New Leases – On August 5<sup>th</sup>, City Council approved a few new leases. First, a new music venue called “Deep End Live” will occupy the basement level of “The Landing” on the Pier, which is the basement level below El Torito’s. In addition, Scholb Brewery was approved to fill the vacancy at the old Dinghy Deli space. Finally, two new office leases were finalized at Pier Plaza.
- Bike Racks – The City has purchased and installed another six bike racks just to the south of the Surf Club, adjacent to the Pedestrian Promenade. Another nine bike racks have been purchased and are awaiting delivery. Upon delivery, the bike racks will be placed along the east side of the surf club, adjacent to the parking lot. This is in addition to the 14 bike racks that were previously installed on Mole D near the Cantina, R10, and Captain Kidd’s. Staff is currently looking into location options above International Boardwalk (above Paddle house) and at Moonstone Park.
- Directory Sign – The new electronic directory sign has been installed near the George Freeth statue on the Pier.
- Girl Scout Trash Collection – A local girl scout troop has recently erected a trash collection area near the hand launch to help keep our waterfront clean.

### **Topics for next meeting in September**

- The next Harbor Commission meeting is scheduled for September 8, 2025. Representatives from the Police Department and Fire Department will attend to report on public safety matters within the waterfront. The Community Development Department may also have an entitlement application for Harbor Commission review, if ready.