

**CITY OF REDONDO BEACH
HARBOR COMMISSION AGENDA
Monday, April 14, 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.**

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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:

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- 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. [waterfront@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 APRIL 14, 2025](#)

F.2. [APPROVAL OF THE FOLLOWING MINUTES: MARCH 10, 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. [DISCUSSION AND POSSIBLE ACTION OF THE CITY COUNCIL STRATEGIC PLAN](#)

L.2. DISCUSSION AND POSSIBLE ACTION REGARDING THE HARBOR COMMISSION'S POSITION ON COMMISSIONER CARLSON'S IDEA TO SEEK NECESSARY APPROVALS FROM THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE TO AUGMENT THE EXISTING ARTIFICIAL REEF LOCATED NEAR THE ENTRANCE TO KING HARBOR

DIRECTION TO STAFF AND COMMISSIONER CARLSON REGARDING THE PREPARATION OF A LETTER ARTICULATING THE COMMISSION'S POSITION ON AUGMENTING THE EXISTING REEF

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 May 12, 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 under the City Clerk.



Administrative Report

E.1., File # 25-0468

Meeting Date: 4/14/2025

TITLE

For Blue Folder Documents Approved at the Harbor Commission Meeting



Administrative Report

F.1., File # 25-0469

Meeting Date: 4/14/2025

TO: HARBOR COMMISSION
FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF APRIL 14, 2025

ATTACHMENTS

- AFFIDAVIT OF POSTING - APRIL 14, 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	April 14, 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.



Dave Charobee, Senior Management Analyst, Waterfront & Economic Development

Date: April 10, 2025



Administrative Report

F.2., File # 25-0470

Meeting Date: 4/14/2025

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF THE FOLLOWING MINUTES: MARCH 10, 2025

ATTACHMENT

- MEETING MINUTES - MARCH 10, 2025



Minutes
Redondo Beach – Harbor Commission
Monday, March 10, 2025
Regular Meeting – 6:30 P.M.

6:30 PM - REGULAR MEETING OF THE HARBOR COMMISSION

A. CALL MEETING TO ORDER

A Regular Meeting of the Harbor Commission was called to order at 6:30 p.m. by Chair Callahan in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Commissioners Present: Falk, Carlson, Bauer, Chrzan, Collier, Chair Callahan

Councilmembers Absent: Abelman

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

C. SALUTE TO THE FLAG

Commissioner Falk led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Chair Callahan reported that City Manager Witzansky is there to discuss budget items and requested to move item L.1 just before J.

Motion by Commissioner Collier, seconded by Commissioner Bauer, and approved by voice vote, the amended Order of the Agenda, moving item L.1 just before item J.

Motion carried 6-0-1. Commissioner Abelman was absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

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

None.

F. CONSENT CALENDAR

Motion by Commissioner Collier, seconded by Commissioner Falk, and approved by voice vote, the approval of the order of the Consent Calendar and approval of the February 10, 2025 minutes, as presented.

The motion carried 6-0-1. Commissioner Abelman was absent.

F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF MARCH 10, 2025

F.2. APPROVAL OF THE FOLLOWING MINUTES: FEBRUARY 10, 2025

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

H.1. For eComments and Emails Received from the Public - None

I. EX PARTE COMMUNICATION

Commissioner Collier reported speaking with City staff regarding Agenda Item No. J.1.

J. PUBLIC HEARINGS

Chair Callahan announced there are two public hearings.

J.1. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND A CONDITIONAL USE PERMIT FOR A RESTAURANT USE AND A COMMERCIAL RECREATIONAL (CLUB) USE ON PROPERTY LOCATED WITHIN A COASTAL-COMMERCIAL (CC-3) ZONE, IN THE COASTAL ZONE

W.E.D Director Kapovich gave some background on the item; recalled in 2022, the conditional use permit was approved followed by an amendment in September 2023 due to design changes; noted that tonight the goal is to include the commercial recreation (club) portion of the business in the CUP resolution, which was previously discussed but not captured in the two previous resolutions; stated that the buildings have been used as restaurants on and off for 30 years with different operators and that at least nine existing conditional use permits apply to the site; stated that conditional use permits stay with the land, leading to multiple active permits and conditions; mentioned another goal was to expunge all of those old CUPs that are no longer applicable to the new operator and make sure the new CUP is the only active one; noted that staff identified potential safety concerns related to the water-based equipment rental so staff was proposing new conditions of approval to mitigate those safety concerns; stated the City is drafting an ordinance with similar conditions of approval for all operators in the Marina, which would allow Harbor Patrol

to fine violators; reported that the City is developing a comprehensive CUP for all operators in Basin 3; introduced Steven Giang, RB Senior Planner.

Senior Planner Giang provided a PowerPoint presentation, which included:

- Background
 - Location: West side of N. Harbor Drive
 - Site is zoned CC-3
 - Properties to the south and west are zoned CC-3
 - Property to the north is zoned CC-4 and Seaside Lagoon is zoned P-PRO
 - Two existing one-story commercial buildings
- Subject Site
 - 239 and 245 North Harbor Drive contains two existing commercial buildings that have been a restaurant for over 30 years.
 - The buildings are 11,124 sq ft in size with outdoor dining and seating areas.
 - The parking lot contains 719 spaces, but the uses only require 357 spaces.
 - The proposal at 245 North Harbor Drive would facilitate a restaurant accessible to the general public. The building at 239 N. Harbor Drive would facilitate the commercial recreation (club) use that is only accessible to patrons that pay a membership via day passes, monthly passes, or annual passes.
 - It is designed to provide reprieve from recreational activity in the ocean for swimmers, boaters, kayakers, etc.
 - Paid membership includes the use of all the amenities
 - A portion of the commercial recreational club use business model includes the rental/loan of recreational equipment such as kayaks, canoes, and paddle boards;
- Staff Recommendation
 - Community Development Department recommends that the Harbor Commission make the findings as set forth in the attached resolution, adopt the Exemption Declaration and approve the Conditional Use Permit, subject to the plans and applications submitted, and the conditions contained in the staff report and resolution.

W.E.D Director Kapovich noted that since the last report they have uncovered the City has a surplus of parking at the site; mentioned the boat launch and the Seaside Lagoon will take up some of that surplus parking but parking is not an issue for the proposed uses.

Discussion followed regarding the recreational use, rentals, and passes; mentioned surfboards are not allowed in the Harbor; discussed the safety requirements

Commissioner Carlson stated he has joined the club and wondered if he needs to recuse himself from voting; voiced his concerns over outside vendors renting equipment to patrons and wondered how to police that; worried about the good actors vs the bad ones.

More discussion followed regarding rules, regulations, and requirements for use of equipment.

Commissioner Chrzan spoke on the change of use and the prohibition of recreational water equipment rentals. W.E.D. Director Kapovich confirmed that the change of use findings and justification are included in the resolution and that the prohibition was eliminated per discussions in previous meetings.

More discussion ensued regarding the neighboring use of Seaside Lagoon, the differences between the old CUPs and this new CUP, and the equipment rental/safety conditions. Director Kapovich noted that staff is exploring a text amendment to apply similar safety conditions on the entire harbor area. Commissioner Carlson expressed concern of implementing safety conditions of approval on this proposed use prior to finalizing new regulations that would apply to the entire harbor. Discussion followed regarding adding a condition to clarify that any of the listed conditions will be superseded by future City ordinances or the Coast Guard if they conflict.

Commissioner Chrzan invited Allen Sanford and Jeff Jones of California Surf Club to respond on the topic of vessel/equipment conditions. Sanford favored tying the conditions to Coast Guard and future City regulations.

More discussion followed regarding which conditions to strike versus keep. Commissioner Carlson mentioned his concern on maintaining consistency between regulations in the harbor and regulations on land, but also regulations amongst all businesses in the harbor.

Chair Callahan invited public comments.

Mark Hansen, King Harbor Boater, via Zoom, emphasized that surfboards could remain in Condition 16 if the business wishes to rent out surfboards, questioned why the conditions dictate where renters should launch their vessels from, and spoke on the restrictions of other businesses in the harbor lending equipment to each other, leash requirements, and night-time use.

There were no other public comments.

Motion by Commissioner Collier, seconded by Commissioner Chrzan, to close the public hearing. Hearing no objections, Chair Callahan so ordered.

More discussion followed regarding whether the Commission should strike Conditions 16 through 30 and simply wait for the future text amendment ordinance to be adopted. Commissioner Carlson did not want conflicting regulations.

Motion by Chair Callahan, seconded by Commissioner Collier, and approved by roll call vote, to strike Conditions 16 through 30 in the Resolution and add a condition regarding compliance with Coast Guard regulations and federal, state, county, and local ordinances.

The motion carried 5-1, with the following roll call vote:

AYES: *Bauer, Carlson, Collier, Chair Callahan, Chrzan*
NOES: *Falk*
ABSTAIN: *None*
ABSENT: *Abelman*

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. DISCUSSION AND INPUT TO THE CITY MANAGER REGARDING PREPARATION OF THE FISCAL YEAR 2025-2026 BUDGET

City Manager Witzansky explained he is at this meeting to gather feedback from the Harbor Commission prior to submitting the FY 2025-2026 budget; noted he has not seen any massive shifts that would make cause any unusual changes to the budget; felt this year will have a “business as usual” type budget and mentioned it is due May 16, 2025; stated property tax revenue is showing steady improvement, sales tax and TOT revenues are relatively flat; noted that new expenditure pressures exist due to labor agreements; stated that the Harbor and Tidelands fund is improving but it is not where it was pre-Covid and not structurally balanced; stated a subsidy from the General Fund is likely needed at year-end; reported revenues are growing with new leases coming on board; noted that parking revenues are an area of focus for the year since parking is coming online and they are hoping to maximize revenue from parking structures and spaces; commented that the City has spent more money on the capital side in the Waterfront over the last three years than is has in the preceding 15 years; noted that spending has taxed reserves, creating a tight operating space in the uplands and tidelands; stated that the Waterfront will need General Fund contributions for the next year or two to stay balanced; reported the City is looking for more favorable bids for the seismic upgrades, the first round of bidding was about a million over the engineer’s estimate; stated a lot of resources are dedicated to the Seaside Lagoon and Boat Launch projects from the Waterfront department, Public Works, and the Engineering team. City Manager Witzansky reported there is good news from the Army Corps of Engineers regarding the breakwater repair; announced the Army Corps project to repair the breakwater with an estimated \$10 million in funding from the state and federal government; stated repairs are hoped to begin in 2025 pending environmental reviews; stated the City will continue to seek grants through the Department of Boating and Waterways to supplement efforts, especially for the boat launch; reviewed the Seaside Lagoon Rehabilitation Project stating the first phase of the project is fully funded; noted the improvements to the waterworks will help with water discharge issues; stated the General Fund budget is around \$110 million, the increased unfunded approved liability payment this year due to PERS performance will stress resources but it has been planned for; asked the Commission for policy feedback and thoughts on projects for the current or next FY.

Discussion regarding drafting a letter to Council with their “wish list” ensued.

Commissioner Carlson mentioned that in previous years the City has given the Commission everything they asked for; noted that last year the budget was a bit slim but the City got more staff in the Waterfront department and thanked City Manager Witzansky for fixing up the harbor patrol boats; asked City Manager Witzansky if there will be any significant savings from getting rid of the hoist and what the hoist costs the City per year.

City Manager Witzansky recalled they spent half a million dollars repairing that structure a few years ago; hoped that no more money will be put into it and that they will see cost savings there.

Discussion followed regarding Moonstone Park, the Amenities Plan, and the parking structure; mentioned small fixes that would make a huge difference for residents such as the new directories and available apps.

Commissioner Bauer asked about funding for the Harbor Master.

City Manager Witzansky spoke of pilot programs that they are working through.

Discussion followed regarding the education center, sales tax, and the Tidelands and Uplands projects.

Commissioner Chrzan asked about a more detailed Gantt chart of the amenities plan; spoke about the City tackling short term projects but wondered about the longer-term projects and asked for an update.

W.E.D. Director Kapovich mentioned that the timing is good because in April they will be discussing the Strategic Plan and what the City's priorities are including the short-term plans and the amenities plan; stated they can coordinate the budget discussion with the Strategic Plan discussion next time.

City Manager Witzansky interjected and stated they do not want to lose momentum on the current projects such as the boat launch, Seaside Lagoon, and the parking seismic upgrades for Fun Factory; felt those projects also re-emphasizes the leasing opportunities that will come when the amenities are better understood such as a market along with the boat launch and other opportunities that will come with the improvements; mentioned they need to ensure they have the bandwidth to handle the commercial re-leasing side because partnering with the private sector is going to help the City see those tenant improvements and investments get made as well.

Commissioner Chrzan inquired about the pump stations that were halted and asked if that will cause an extra chunk of money for the City.

City Manager Witzansky stated that comes from a different funding source, the Sewer/Wastewater fund, so it doesn't affect the Uplands and Tidelands but mentioned they would like to complete those projects.

Commissioner Falk mentioned the monthly email and newsletter the Harbor Master sends out has been very helpful and she has gotten good feedback from people; asked about the Chevron and coke drums money for Moonstone Park.

City Manager Witzansky stated that improvements for Moonstone Park is a few years out unless they identified additional funds; noted it is on the Capital Improvement schedule and will be kept there until they are able to come up with the funds to move forward; stated it was part of the Tidelands fund balance so it is there on paper and will be available again.

Chair Callahan mentioned she is concerned with the Moonstone funding since inflation is 33% so that will reduce the amount of funding available for that project; mentioned the buying power is decreasing and jokingly asked if they could get interest from the Tidelands.

City Manager Witzansky clarified the funds are really coming from the General Fund; mentioned the City is focused and will stay focused and get to all the other tasks.

Discussion followed regarding creating a subcommittee to draft the letter to Council. Chair Callahan asked for volunteers and asked Commissioner Chrzan to chair it since she inquired about the letter and asked Commissioners Falk and Collier to join the subcommittee.

W.E.D. Director Kapovich stated the letter should be drafted before May; suggested that the subcommittee meet to discuss after the Strategic Plan discussion in April.

Chair Callahan asked Director Kapovich if staff could send the last three years' letters that were drafted by the Harbor Commission so the subcommittee could review them.

Commissioners Falk, Collier, and Chrzan were nominated to draft a letter for City Council consideration.

M. ITEMS FROM STAFF - None

M.1. DIRECTOR'S REPORT

W.E.D. Director Kapovich presented details of the Director's report dated March 10, 2025, addressing an update on the Public Boat Launch project, Marina Parking Lot project, the U.S. Army Corps of Engineers Breakwater Repair project, replacement of International Boardwalk pavers, Seaside Lagoon, ongoing conversations with Marine Mammal Care Center Los Angeles for the Waterfront Education Center, the recent approval of the Port Royal option agreement, and the items to be considered during the next Harbor Commission meeting on April 14, 2025.

Chair Callahan asked whether there will be parking for buses at Seaside Lagoon. W.E.D. Director Kapovich confirmed that Nuvis, the project consultant, is considering implementing this, and touched on the current parking surplus in the parking lot, but mentioned the potential future projects will eat into that parking supply.

Commissioner Chrzan asked about the reserve funding requirements for the Port Royal option agreement. W.E.D. Director Kapovich stated that there is no requirement.

Commissioner Falk mentioned the artificial reef topic for the next meeting and the pay-by-the-hour dinghy dock.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT

Motion by Commissioner Chrzan, seconded by Commissioner Bauer, and approved by voice vote, to adjourn the meeting at 8:33 p.m.

The motion carried, 7-0.

The next meeting of the Redondo Beach Harbor Commission will be a regular meeting to be held at 6:30 P.M. on April 14, 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:



Greg Kapovich
Waterfront & Economic Development Director



Administrative Report

H.1., File # 25-0471

Meeting Date: 4/14/2025

TITLE

For eComments and Emails Received from the Public



Administrative Report

L.1., File # HC25-0516

Meeting Date: 4/14/2025

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION OF THE CITY COUNCIL STRATEGIC PLAN

BACKGROUND

City staff takes direction on projects, assignments, and priorities from our City Council. To that end, City Council holds a meeting every six months (twice per year) to produce a “Strategic Plan”, which is a list of projects that City Council wants staff to complete over the next six months. Once a list is established, the City Manager then assigns each project to a specific city department and establishes a deadline to complete the task. The process to create the Strategic Plan is collaborative. It is common for City Council to solicit project ideas from staff. In addition, City Council is amenable to accepting letters of recommendation from various City Commissions, inclusive of the Harbor Commission. The intent of this discussion is to form a list of agreed upon priority projects to better inform staff and City Council when deliberating during the next Strategic Planning Session, which is currently scheduled for April 29, 2025.

Over the past six months, city staff have successfully completed several major strategic plan items which include;

- Developed a leasing strategy for properties in the Harbor,
- Installation of new kitchen venting equipment along International Boardwalk,
- Created an economic development workgroup to identify impediments to business investment,
- Prepared a budget response report on the cost to perform a structural analysis of the Pier Parking Structure’s upper deck,
- Provided City Council with an update on the impacts of the Business Concierge Program,
- Presented the recommended Seaside Lagoon design scope (overhaul vs. renovation), cost, and phasing schedule to City Council for approval,
- Completed the engineering studies (parking, demand, traffic, circulation) associated with the new boat launch project on Mole D,
- Applied for grant funding to the Coastal Commission to fund a climate resiliency plan,
- Purchased a shark buoy for the Shark Lab at Long Beach State University,
- Identified a potential partner to construct a waterfront education center at the old Joe’s Crab Shack site,
- Improved and free WiFi within the harbor area,
- Fully renovated the existing restrooms along International Boardwalk and the Pier,

- Amended the municipal code to allow electronic signage within the harbor upon review by the Harbor Commission,
- Complete the harbor dredging project and ensure sholling is removed so larger equipment for the breakwall repair project can access the breakwall,
- Implemented the recently awarded SAVE grant and removed nine abandoned or surrendered vessels in the harbor, and
- Considered the expansion of the Harbor Commission purview for Harbor Commission, Planning Commission, and City Council review.

Staff has identified the following projects to be included in the next Strategic Plan and seeks Harbor Commission input.

1. Waterfront Education Center - *Finalize a partnership with a non-profit, education-based organization to construct a state-of-the-art education facility at the old Joe's Crab Shack site.* The previous strategic plan directed staff to solicit outreach to garner a potential partnership to ultimately construct an education facility. City staff identified a partner and is currently in ongoing negotiations. Staff recommends the item enter into the next phase, which includes finalizing an agreement with said partner.
2. Seaside Lagoon - *Complete the entitlement process for the Seaside Lagoon redesign.* The previous strategic plan directed staff to present the recommended Seaside Lagoon design scope (overhaul vs. renovation), cost, and phasing schedule for City Council approval, which staff successfully completed. Staff recommends the item enter into the next phase to complete the entitlement process. This would include presenting the environmental studies and final design of the multi-phase complete overhaul project for Harbor Commission review and advancing the project for Coastal Commission review.
3. Boat Launch - *Present the recommended boat launch design, cost, and construction schedule for consideration of City Council approval.* The previous strategic plan directed staff to complete the necessary engineering studies (parking, traffic, circulation, and demand). The consultant submitted the studies to City staff on February 28, 2025. City staff provided the consultant with comments and the necessary revisions are underway to reflect the comments. Staff anticipates completion of the traffic, parking, demand, and circulation studies in May 2025, which will guide location and design options of the boat launch itself. Once complete, the consultant and staff can work on location and design options for formal consideration.
4. Breakwater Repair - *Continue to work with the U.S. Army Corp of Engineers to perform necessary repairs to the break wall.* The recently completed dredging project was considered phase 1 of the project and ensured the sholling was cleared to provide better access for the large equipment needed to perform breakwall repairs. Staff recommends a Strategic Plan item to ensure the repair is completed. Work is expected to begin in mid-May and representatives from the U.S. Army Corp of Engineers anticipates project completion before the new year.
5. Harbor Opportunity Sites - *Solicit outreach and identify potential partners for harbor opportunity sites, inclusive of new tenants for the old Fun Factory site, old Gold's Gym site and the old Maison Ritz site, as well as construction at Pad 2 and a new food hall on Mole D.*

6. SAVE Grant - *Seek additional grant funding to continue the removal or surrendered or abandoned vessels in all three basins of the harbor.*
7. Economic Development Workgroup - *Utilizing the newly created economic development workgroup, identify existing impediments that exist in the City that may impede business reinvestment.* The previous strategic plan item directed staff to form the workgroup. Staff recommends the group work towards identifying the impediments with possible corrective actions in the form of municipal code text amendments, policy changes, etc.
8. Basin 1 Leasehold - *Work with the existing Basin I master leaseholder to divide the leasehold into five or six smaller direct leases with the City.*
9. Dinghy Dock - *Begin development of one dinghy dock within Basin III.* This project is currently in progress but has not been completed. Staff anticipates installation of the dinghy dock to be completed in late May 2025.
10. International Boardwalk Roof - *Perform weatherproofing improvements to the roof along International Boardwalk.*

Staff requests comments/feedback on Harbor Commission's support on the above referenced ideas. Staff is also open to additional suggestions from the Harbor Commission for inclusion into a letter for City Council review at the April 29, 2025 Strategic Planning workshop session. Finally, staff can take the lead on formulating a letter from Harbor Commission. Alternatively, the Harbor Commission can form a subcommittee to write the letter.



Administrative Report

L.2., File # HC25-0518

Meeting Date: 4/14/2025

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING THE HARBOR COMMISSION'S POSITION ON COMMISSIONER CARLSON'S IDEA TO SEEK NECESSARY APPROVALS FROM THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE TO AUGMENT THE EXISTING ARTIFICIAL REEF LOCATED NEAR THE ENTRANCE TO KING HARBOR

DIRECTION TO STAFF AND COMMISSIONER CARLSON REGARDING THE PREPARATION OF A LETTER ARTICULATING THE COMMISSION'S POSITION ON AUGMENTING THE EXISTING REEF

EXECUTIVE SUMMARY

The Redondo Beach Artificial Reef is 3/4 of a mile from the entrance to King Harbor and is frequently used by fishermen and scuba divers. The reef was originally constructed in 1962 with 1,000 tons of quarry rock. The first round of augmentation was conducted in 1974 with the addition of a steel barge, a second round in 1975 with 350 tons of cement pipe, a third round in 1976 with 700 tons of concrete pilings, a fourth round in 1978 with 200 concrete dock floats, and a final time in 1979 with 1,500 more concrete floats. Currently, the reef sits in 70 to 90 feet of water and is in no way a danger for vessel navigation.

Over the ensuing decades, the reef has crumbled and flattened out due to decay of manmade materials and storm action. However, over the next decade, the Redondo Beach King Harbor will undergo infrastructure improvements including repairs to the breakwall, replacement of pier pilings, replacement of floating docks, and the addition of a boat ramp. Commissioner Carlson proposes that the City seek permits from the California Department of Fish and Wildlife to seek necessary permits that would allow for ongoing reef augmentation utilizing acceptable debris from these upcoming projects such as concrete, stones, and any other inert structural material.

Commissioner Carlson has drafted a letter that is meant to introduce the idea to the California Department of Fish and Wildlife, which is included as an attachment to this staff report. He hopes to identify a path forward but is seeking support from the Commission to assist in the conversation with Fish and Wildlife.

ATTACHMENTS

Proposed Letter to CA Fish and Wildlife

April 8, 2025

Roger Carlson
2605 Armour Lane
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California Artificial Reef Program
California Department of Fish and Wildlife Headquarters
715 P Street
Sacramento, CA 95814

Greetings,

I am seeking approval to augment the Redondo Beach Artificial Reef with material from King Harbor infrastructure projects, including used concrete pier pilings.

Over the next decade, King Harbor will undergo infrastructure improvements, including repairs to the main breakwall, replacement of pier pilings and floating docks in several marinas, and addition of a boat ramp. I would like to obtain the permits and approvals to augment the Redondo Beach Artificial Reef with any acceptable debris from these projects, including but not limited to concrete pier pilings, concrete and stone seawall debris, concrete sidewalks, and any other acceptable inert structural material. This will be a cost effective opportunity to augment the reef. Material would be reviewed for acceptability, and costs would be assessed, project by project, this is just an introductory letter.

The Redondo Beach Artificial Reef is 3/4 of a mile from the entrance to King Harbor, and is frequently used by fishermen and scuba divers. It is within range for kayak fishermen. It is in an otherwise sandy area, and removes fishing pressure from nearby natural reefs on the coast of PV. The Redondo Beach Artificial Reef receives heavy fishing pressure due to its convenient location. Additionally, in 2012, state marine conservation areas were added to the Palos Verdes coastline, reducing available fishing sites nearby. Augmenting the reef will increase local fishing and diving opportunities.

The Redondo Beach Artificial reef was constructed in 1962, with 1,000 tons of quarry rock. The original reef was augmented in 1974 with addition of a steel barge, in 1975 with 350 tons of cement pipe, in 1976 with 700 tons of concrete pilings, in 1978 with 200 concrete dock floats, and in 1979 with 1,500 more concrete floats. The reef is in 70 to 90 feet of water, and even with augmentation, will not present a hazard to navigation.

Over the ensuing decades, the reef has crumbled and flattened out due to decay of manmade materials and storm action. The quarry rock and pier pilings have largely

been reduced to a single level, with little or no three dimensional structure to provide shelter and habitat. The cement pipe has generally rolled apart into a single layer in the sand, and in many areas has crumbled. The concrete dock floats have crumbled and flattened into single plates and provide no three dimensional relief or habitat.

It would be beneficial to augment the patches of existing reef with pier pilings and other debris to add three dimensional relief and structural cover to improve each existing patch of reef with effective use of material. If enough material is available, it would be valuable to add additional patches of reef within the boundary of the existing reef.

The Bolsa Chica artificial reef includes a section consisting of large piles of concrete light poles, providing extensive three dimensional habitat and the densest population of fish I have seen on an artificial reef. Creating a similar patch of artificial reef within the Redondo Beach Artificial Reef area would be a valuable use of available material.

I'm aware that this will take approval from a number of agencies, this is just an introductory letter to assess feasibility and begin the process.

Thanks,

Roger Carlson

Augmentation of the Redondo Beach Artificial Reef with harbor infrastructure project debris is supported by:

Myles Blatt, President, Marina Del Ray Anglers

Nancy Caruso, founder, Get Inspired. Ocean restoration of kelp, white seabass, green abalone, and Pismo clams, and local science expeditions.

Mike Couffer, Grey Owl Biological Consulting, Giant Sea Bass Researcher, Author, “Planning shoreline infrastructure projects at Redondo Beach, California to avoid impacting a Giant Sea Bass nursery site”, California Fish and Wildlife Journal Volume 106, Winter 2020.

James Lyle, Professor Emeritus at California State University, Dominguez Hills
Scuba diver with thousands of local dives.

Clark McNulty, founder, Oceans Global, providing water based activity for recovery from substance abuse.

Lead for reconstruction of the King Harbor White Seabass Growout Pens
Director of The Kirk McNulty White Sea Bass Spearfishing Classic

Daniel J. Pondella II, MA, Ph.D., Professor of Biology, Occidental College.

Director Ocean Studies Institute & Southern California Marine Institute.

Director, Vantuna Research Group Anderson Center for Environmental Sciences.

Biological Consultants for Palos Verdes Artificial Reef.

Vatuna has conducted timed fish transects at several stations throughout King Harbor on a quarterly basis since 1974.

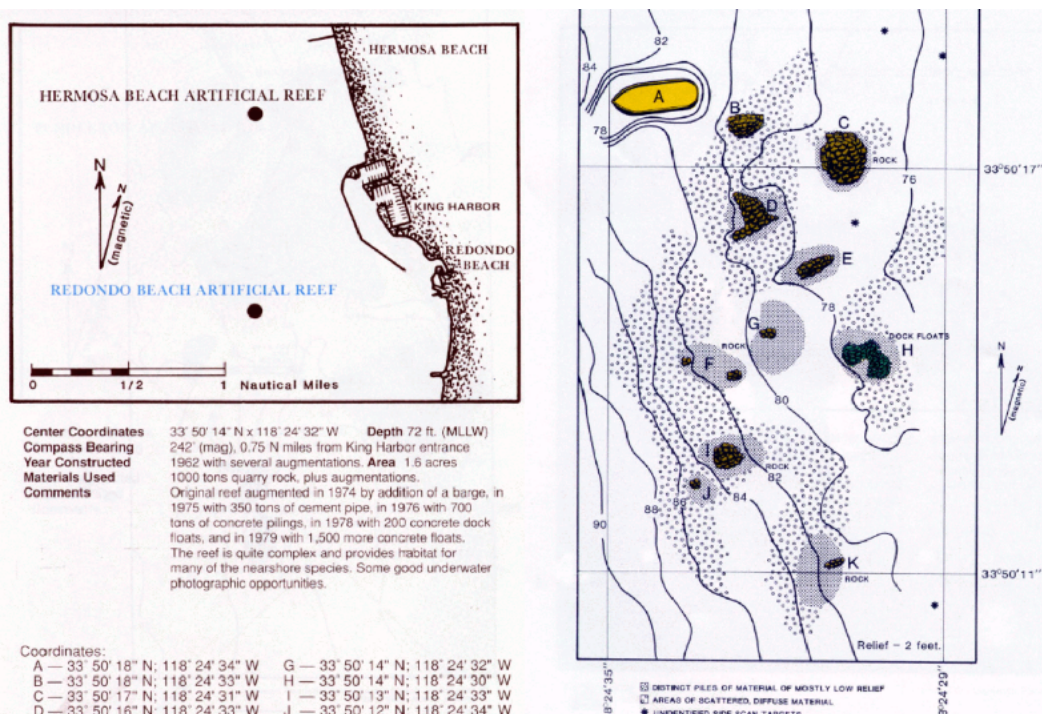


Figure 1. Excerpt from the California Department of Fish and Wildlife Publication, "A Guide to the Artificial Reefs of Southern California"



Figure 2. Current photo (January 2024) of the Redondo Beach Artificial Reef. Single layer of quarry rock. One pier piling shows what even minor augmentation could do



Figure 3. Current photo of the Redondo Beach Artificial Reef. Levelled pile of quarry rock.



Figure 4. Current photo of the Redondo Beach Artificial Reef. Crumbled cement pipe.



Figure 5. Current photo of the Redondo Beach Artificial Reef.
Crumbled cement pipe.

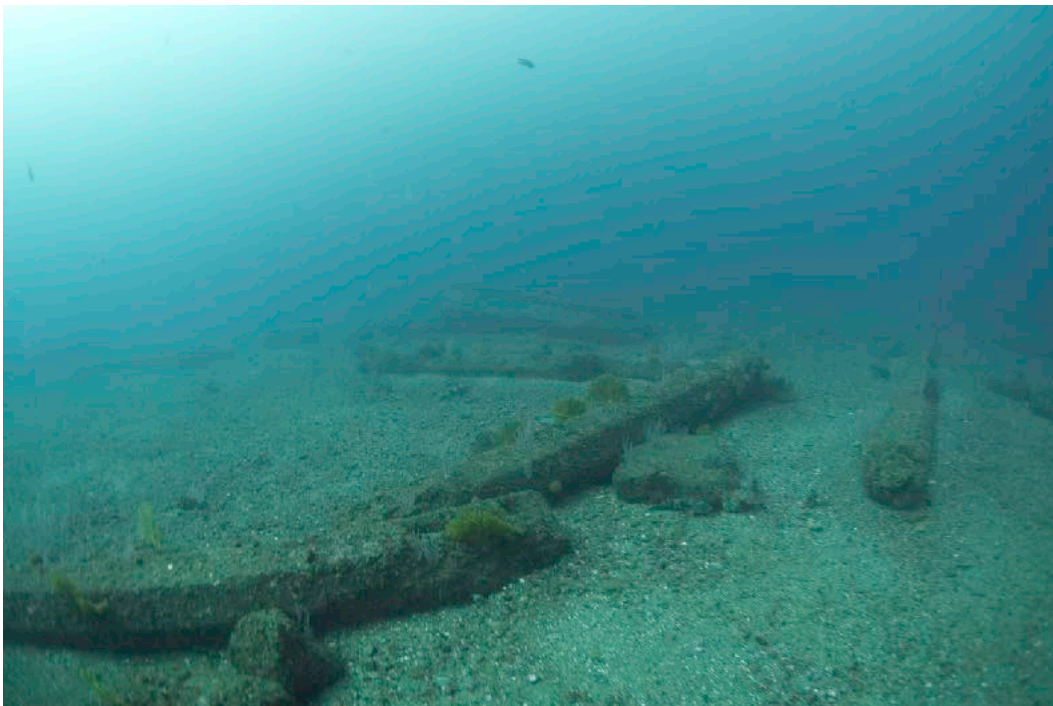


Figure 6. Current photo of the Redondo Beach Artificial Reef. Single
layer of pier pilings.



Figure 7. Current photo of the Redondo Beach Artificial Reef. Giant sea bass on an area of reef with three dimensional habitat.



Figure 8. Current photo of the Redondo Beach Artificial Reef. Concrete dock floats were turned into habitat by cutting windows into the cement cube. Floats have broken up into flat plates, this float is in above average condition.



Figure 9. Current photo of the Redondo Beach Artificial Reef. Another above average dock float.



Figure 10. Current photo of the Redondo Beach Artificial Reef. Typical dock float.



Figure 11. Current photo of the Redondo Beach Artificial Reef. Typical dock float.



Figure 12. Photo of the Bolsa Chica Artificial Reef showing extensive three dimensional habitat and fish population.



Figure 13. Photo of the Bolsa Chica Artificial Reef showing extensive three dimensional habitat.



Figure 14. Photo of the Bolsa Chica Artificial Reef showing extensive three dimensional habitat and fish population.



Administrative Report

M.1., File # HC25-0530

Meeting Date: 4/14/2025

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

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.