



## 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, Abelman, Bauer, Chrzan, Coller, Chair Callahan

Councilmembers Absent: None

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 Carlson led in the Salute to the Flag.

### D. APPROVE ORDER OF AGENDA

Chair Callahan stated there is only one item so no need to motion for approval.

### 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 announced there was one item emailed to each commissioner to their City appointed emails; stated it was a letter dated January 21<sup>st</sup> and was a repeat letter that was submitted to City Council; noted the topic of the letter was government transparency.

### F. CONSENT CALENDAR

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

**F.2. APPROVAL OF THE FOLLOWING MINUTES: DECEMBER 9, 2024**

Motion by Commissioner Collier, seconded by Commissioner Carlson, and approved by voice vote, the Consent Calendar as presented.

The motion carried 7-0.

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

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

**I. EX PARTE COMMUNICATION - None**

**J. PUBLIC HEARINGS - None**

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

**L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None**

**M. ITEMS FROM STAFF - None**

**M.1. DIRECTOR'S REPORT**

W.E.D. Director Kapovich stated he had a few updates for the Commissioners; stated on Tuesday, February 4<sup>th</sup>, City Council opined on the electronic sign text amendment that went before this Commission months ago; spoke about Council directing Staff to seek a design review process to be reviewed and approved by the Harbor Commission for the big sign under the freestanding sign at the Marina parking lot; stated Council also allowed Staff to pursue four directory static signs so that we could have a static map with all the current businesses there; easier to change the static signs; mentioned Council felt it is important to have this signage since the Waterfront is not circular nor linear and can be confusing for visitors; gave updates on the new public boat launch project; stated Moffatt & Nichol are under contract and undergoing all the necessary studies and are close to completion; stated he will have the Planning Department review the results of the studies and then they will get into the design phase in the environmental review, then mentioned he will convene with the subcommittee.

Commissioner Carlson wondered about the wave study in the Harbor and asked if that is continuing.

W.E.D. Director Kapovich stated it is still going and is the study that is taking the longest since it will go on for a full year.

W.E.D. Director Kapovich continued his report; mentioned one of the existing improvements the City is doing now is the surface of the Marina parking lot that services Seaside Lagoon, Surf Club, R/10 Social House, and the Cantina; stated that the payment method for that lot

will go from a staff operated toll booth to electronic pay stations as well as a pay by app method; stated they are also doing some ADA improvements which is being done in two phases; stated the first started today and will go on until mid-March and consists of the northern half of the lot and went over what will be done; described that once that part is complete, they will raise the arms of the entrance and there will be free parking for about a month until they can start the southern part of the parking lot; listed out the items that will be done on that section and planned to complete that by mid-April; stated after that is done, they will demo the toll booths and work on the pay stations; noted that parking enforcement will be conducted similar to that of parking structures; gave an updated on the skate park mural and a ribbon cutting ceremony to honor the artist and celebrate everything going on at the International Boardwalk; mentioned all the Councilmembers, Commissioners, and City staff that attended; updated the Commission on the seabass grow pens they are pursuing at the City's Fire Station docks; stated his department went to Council in October 2024 and got City Council's ultimate scope of work approved which aligned with Commission's recommendations on a complete overhaul of the entire Seaside Lagoon but perform the work in phases starting with the lagoon itself as phase one; described the project in more detail and the steps needed; still on track for entitlement in August 2025 and then be on the Coastal Commission queue; discussed the former Joe's Crab Shack site, noting it was supposed to be rezoned and have the site become an education center; stated that Marine Mammal Care Center has shown interest; stated his department is reviewing what type of document can show a certain level of commitment from the City for the potential tenant to show donors some type of Good Faith so they can generate fundraising; stated there are no updates to the break wall repairs; mentioned the nonprofit sailing enterprise at the two Portofino slips and that they received Coastal Commission approval for their chosen operator, which is Julie Coll; stated Community Services Department has been charged with finalizing the agreement with Julie Coll and her group; confirmed that the agreement has been drafted and reviewed by the City Attorney and presented to Julie Coll; stated once both sides agree then it will go straight to City Council for approval; gave an update on the referral for a falconry tour and mentioned the City has a falconry contract that helps keep away the nuisance birds and they house the falcons at the Waterfront and told the Commissioners to look for an email from his department regarding the tour. He introduced the new Waterfront and Economic Development Manager Katherine Buck and gave some background on her experience; mentioned the next Harbor Commission meeting is on March 10<sup>th</sup>; stated he does have two CUPs lined up for that meeting.

Commissioner Bauer mentioned the City Council put \$200K aside and the department has spent about \$80K, wondered what the rest of the money was earmarked for.

W.E.D. Director Kapovich responded with details of where the funds have been directed; mentioned the mural on Fun Factory, additional landscaping, blade signs, improvements on the facades of tenant spaces and reserving some of the funds for other businesses to do repairs to the outside of the shops.

Chair Callahan mentioned noticing a lot of the pavers that are cracking when she went to the ribbon cutting ceremony.

W.E.D. Director Kapovich stated Public Works Manager Chris King is going through that issue; mentioned that delivery trucks and forklifts might be causing the issue; mentioned they may need to enforce weight limits or replace the bricks but that would not be a long-term solution.

Chair Callahan mentioned the new benches were added by the skate park; noted that a member in the audience arrived a bit late to speak and offered to hear from Mark Hansen now.

Mark Hansen, King Harbor boater, mentioned he is the outreach person for King Harbor Yacht Club, serves on the Government Relations Committee for the Chamber and on the Board of Directors, serves as the Community and Government Relations Chair for both the Association of Santa Monica Bay Yacht Club and the Southern California Yachting Association; stated he publishes about five reports a month and sent the Commission his last two most recent reports before he came to this meeting; highlighted the following:

- November 19<sup>th</sup> at the Chamber of Government Relations Committee meeting they had a recommendation for residential housing on the AES site and opined it was premature for them to put it in print and noted that the committee agreed
- November 24<sup>th</sup> at King Harbor Yacht Club hosted the International Order of the Blue Gavel
- December 9<sup>th</sup> was reported on the slips
- December 10<sup>th</sup> the Redondo Beach Round Table was hosted at King Harbor Yacht Club and noted that the 72 most influential people in the City are named and listed some of the names
- December 22<sup>nd</sup>, he met with the new Harbor Master, Curt Mahoney
- January 11<sup>th</sup> the Southern California Yachting Association had their installation hosted at King Harbor Yacht Club and noted the incoming Commodore is Lee Coller,
- February 2<sup>nd</sup> the Association of Santa Monica Bay Yacht Club had their installation Lisa Griffin from Port Royal as the Rear Commodore
- Mayoral candidate Georgette Gantner contacted him to learn about the harbor and offered the same service to anyone else.

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

Commissioner Coller asked W.E.D. Director Kapovich for a status update on the Yacht Club Way sewer project that was suspended.

W.E.D. Director Kapovich stated it is under litigation because the contractor that was performing the work went out of business; informed the Commission that the City's Public Works division was forced to take site control and make the area safe; stated there is no update in terms of how long the process will take and mentioned that there is a process that the State of California provides in these types of situations but they are learning through the City Attorney's office how to navigate it; noted that the sewer pump project on Portofino is still making progress and near completion.

Commissioner Chrzan suggested using QR codes for the maps and parking information.

W.E.D. Director Kapovich fully supported the idea and offered to look into it.

Commissioner Carlson asked for updates on the commercial plan.

W.E.D. Director Kapovich stated not yet and it is with City Council in Closed Session; mentioned they are contemplating whether it will be an internal policy document or a visionary document where it is published and completely approved by resolution; stated the document and what it contains has not changed.

Commissioner Carlson mentioned the new Harbor Patrol has been out a lot and very active; wanted to mention what a great job they are doing; mentioned the conversations he had with Harbor Patrol.

W.E.D. Director Kapovich expanded on that and mentioned the Port Royal lease negotiations are almost at a conclusion, and the option will show up at City Council on February 18<sup>th</sup>; defined that it is essentially an agreement that says if the Port Royal leaseholder redevelops the site within a certain timeframe before 2031 that they will then qualify for a 50-year lease extension, which will then go back to City Council; stated one requirement that City Council is imposing is that when a slip becomes available it be retained for hourly/daily rental until which such time they can fill it; stated that the City will implement that not only in that area but eventually in Basin 1 and Basin 3; stated at Basin 3 the City will be implementing a dinghy dock that will be paid by the hour.

More discussion followed.

Commissioner Carlson mentioned that the bait barge is closed; stated it is great to see the City is making an investment in it by putting in new pens; wanted to discuss a future agenda item regarding pilings and stated he is hoping to see those dropped on the Hermosa reef and re-augmented.

More discussion followed.

Motion by Commissioner Carlson, seconded by Commissioner Abelman, and approved by voice vote, to make a future agenda topic of this Commission's possible support for augmenting the Redondo Beach artificial reef.

The motion carried 7-0.

Commissioner Chrzan mentioned the Lanakila Classic February 22<sup>nd</sup> at the Seaside Lagoon; noted all proceeds will go to the LA wildfire victims.

## **O. ADJOURNMENT**

Motion by Chair Callahan, seconded by Commissioner Chrzan, and approved by voice vote, to adjourn the meeting at 7:03 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 March 10, 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  
Waterfront & Economic Development Director