

**CITY OF REDONDO BEACH  
HARBOR COMMISSION AGENDA  
Monday, December 9, 2024**

**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/rbvtv](http://www.Redondo.org/rbvtv).

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

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

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

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TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

[https://us02web.zoom.us/webinar/register/WN\\_gjkUwxKyRjWiq6t3B5U0BA](https://us02web.zoom.us/webinar/register/WN_gjkUwxKyRjWiq6t3B5U0BA)

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

## **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 DECEMBER 9, 2024](#)**

#### **F.2. [APPROVAL OF THE FOLLOWING MINUTES: OCTOBER 14, 2024](#)**

### **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**

### **M. ITEMS FROM STAFF**

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

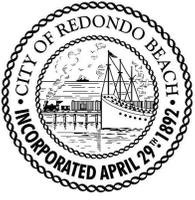
**N. COMMISSION ITEMS AND REFERRALS TO STAFF**

**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 January 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 # HC24-1925

Meeting Date: 12/9/2024

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**TITLE**

For Blue Folder Documents Approved at the Harbor Commission Meeting



# Administrative Report

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F.1., File # HC24-1926

Meeting Date: 12/9/2024

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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  
DECEMBER 9, 2024

**ATTACHMENTS**

- AFFIDAVIT OF POSTING - DECEMBER 9, 2024

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          December 9, 2024, 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: December 5, 2024



# Administrative Report

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F.2., File # HC24-1927

Meeting Date: 12/9/2024

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**TO:** HARBOR COMMISSION

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

**TITLE**

APPROVAL OF THE FOLLOWING MINUTES: OCTOBER 14, 2024

**ATTACHMENT**

- MEETING MINUTES - OCTOBER 14, 2024

**CITY OF REDONDO BEACH  
HARBOR COMMISSION MINUTES  
Monday, October 14, 2024**

**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 Commissioner Carlson at 6:30 p.m.

**B. ROLL CALL**

Commissioners Present: Abelman, Bauer, Carlson, Coller

Commissioners Absent: Callahan, Falk, Chair Chrzan

Officials Present: Greg Kapovich, W.E.D. Director  
Dave Charabee, 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 Abelman, to approve the order of the agenda, as presented. Hearing no objections, Commissioner Carlson 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 three Blue Folder Items for tonight's meeting related to Item No. L.2.

Motion by Commissioner Abelman, seconded by Commissioner Bauer, to receive and file Blue Folder Items, as presented. Hearing no objections, Commissioner Carlson so ordered.

**F. CONSENT CALENDAR**

**F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF OCTOBER 14, 2024**

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

There were no public comments on the Consent Calendar.

Motion by Commissioner Bauer, seconded by Commissioner Abelman, to approve the Consent Calendar, as presented. Hearing no objections, Commissioner Carlson so ordered.

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

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

Mike Martin, District 1, explained his blue folder item was the conclusion from a meeting regarding the Portofino slips that occurred over a year ago.

W.E.D. Director Kapovich confirmed it was included in Blue Folder Items.

Mike Martin, continued that the item was going to be placed on a future agenda for discussion but that it never happened; mentioned the slips are included in the Coastal Commission agreement, have nothing to do with Community Services sailing schools but rather is an obligation on the part of Portofino Hotel to abide by the lease; reported the slips are unused and rotting and urged the W.E.D. to enforce the lease. He talked about the importance of the Coastal Commission; felt there is a process failure and responded to questions from the Commission.

Commissioner Carlson noted the Commission does not usually engage in community comments and that there is a status update on the Commission's monthly agenda regarding the topic.

W.E.D Director Kapovich remarked it is a work in progress, noted the Coastal Commission gave its approval and staff from the Community Services Department is currently working on getting a contract between Julie Coll and the City.

Members of the Commission thanked Mike Martin for his engagement in this matter and efforts to find a remedy.

There were no other public comments on this item.

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

There were no 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. HARBOR COMMISSION NOMINATIONS AND ELECTION OF CHAIRPERSON AND VICE-CHAIR**

W.E.D. Director Kapovich presented details of the Administrative Report.

Motion by Commissioner Coller, seconded by Commissioner Bauer to appoint Vice Chair Callahan as Chair and Commissioner Abelman as Vice Chair.

Commissioner Carlson invited public comments.

Jim Light, District 1, advised the Commission consider that Vice Chair Callahan's term is ending soon; suggested that the Commission deviate from protocol to allow the newer Commissioners to run meetings and declared he has nothing but respect for Vice Chair Callahan, but wants everyone to get a chance.

Commissioner Abelman shared a conversation he had with Vice Chair Callahan where she said she would support him as Chair and was fine to not follow protocol. Abelman opined that while he is happy to assume the role if appointed, he also is willing to follow protocol as he prefers to gain more experience and knowledge before becoming Chair.

Commissioner Carlson opined that adhering to protocol is best and Commissioners Coller and Bauer agreed.

There were no other public comments.

Motion by Commissioner Coller, seconded by Commissioner Bauer, and approved by roll call vote, to appoint Commissioner Callahan as Chair and Commissioner Abelman as Vice Chair.

The motion carried 4-0, with the following roll call vote:

AYES: Abelman, Coller, Bauer, Carlson

NOES: None

ABSTAIN: None

ABSENT: Falk, Callahan, Chrzan

Vice Chair Abelman took leadership of the meeting.

**L.2. DISCUSSION AND POSSIBLE ACTION REGARDING A DRAFT COMMERCIAL PLAN FOR KING HARBOR**

Mayor Light presented a brief background of the item, introduced it and deferred to staff for a report.

W.E.D Director Kapovich emphasized this plan is a guiding document that can aid staff in filling commercial vacancies and lease negotiations. Additionally, he narrated a PowerPoint presentation on the plan touching on various subjects such as consolidating marinas, master leaseholds, chronically vacant sites, preferred uses, and parking issues.

W.E.D. Director Kapovich reviewed comments submitted by Commissioner Falk and Former Chair Chrzan and staff responses to those comments.

Commissioner Collier reported he does not like the idea of parking structure but does not have an alternate solution; asked where moorings are mentioned in the plan and noted that Lanakila Canoe Club is not included in the plan.

Director Kapovich responded that moorings are currently managed by the property management group of Basin 3 and further discussion is needed to determine whether to include non-profit leases in the plan.

Mayor Light reported that the reason Lanakila Canoe Club is not mentioned is that it is called out in the Mole B Master Plan and Mole B is a part of the Amenities Plan and therefore, inclusion in the Commercial Plan is not necessary.

Commissioner Bauer spoke about other harbors that have a master lease and sub lease structure; noted there are benefits to that structure, but also a lack of control and agreed with Commissioner Chrzan's comments on easements.

W.E.D. Director Kapovich said that the Amenities Plan already outlines a process that would allow the City to add improvements and since they own the property, they don't need an easement to dictate. He noted that similar harbors prefer the master lease and sublease structure and conceded that while there is some loss of control by the City, it can be made up for in negotiations and in the contract. Additionally, W.E.D. Director Kapovich pointed out that the City has direct leases in addition to master leases.

In reply to Commissioner Bauer, Mayor Light explained that since the City is not good at reinvesting in its buildings, bundled leases are better since each business will reinvest their money into the building instead of the City paying for it.

Commissioner Bauer requested an analysis to compare how much money businesses would recover if they reinvested their money and how much money the City would recover if they did it as well as how much revenue the City received on parking.

W.E.D. Director Kapovich spoke about how the City is investing into its public amenities; addressed repairing slips and reported that redevelopment would not occur without a partnership.

Commissioner Carlson mentioned the City needs protection when leases change hands as currently all the City can do is run credit checks; talked about a partnership with Dive N Surf and offered to help with writing the document.

W.E.D. Director Kapovich reported staff is including more criteria to the new leases and is increasing checks and balances.

Commissioner Carlson talked about this being another reason to break up the larger leaseholds; referenced related studies such as the Harbor Business Management model and the economic development initiative; discussed addressing non-profits through the Amenities Plan; suggested specifying a minimum number of live-a-boards; stated that live-a-boards must be allowed for in the plan; relayed his concern of having only one manager for most of the slips, but felt a benefit would allow for marina office and work yards to be combined. Additionally, he requested that leases be listed in one place and not split between the Commercial and Amenities Plan and have required items, such as dinghy docks in every basin, included in the Commercial plan as well; offered another advantage of breaking up big leaseholds and preferred being silent on the parking structures. Regarding dry boat storage, he was unsure whether it belongs in the Amenities Plan or the Commercial Plan or both.

Vice Chair Abelman questioned the need for a requirement for live-a-boards and enforcement and suggested changing language that makes it a requirement.

In response to questions from Vice Chair Abelman, W.E.D. Director Kapovich discussed the source for parking requirements in the City's Municipal Code and challenges with determining the parking draw.

Vice Chair Abelman talked about parking being a revenue generator and indicated he would like to see a rendering of the proposed parking lot. In response to his questions, W.E.D. Director discussed the idea of boat brokers and reported this document directs staff to work with Sonesta Hotel to remove the hurdles and get the space filled.

Vice Chair Abelman loved capitalizing on the idea of having a scuba, educational environment and talked about separating leases based on the uses. He suggested having leases in the future that can evolve instead of becoming outgrown.

W.E.D. Director Kapovich reported that staff will build new leases from the ground up; confirmed they are specific to uses and addressed differences and commonalities.

Commissioner Bauer asked about an economic analysis on a master leaseholder system versus a City owned system; talked about loss of control and noted that if something is not stipulated in a contract the City will have no leverage.

In response to Commissioner Bauer, W.E.D. Director Kapovich talked about a 2018 sea level rise assessment that estimated \$500 million dollars for rebuilding.

Discussion continued on the benefits and drawbacks of having a master lease system, available Federal funds to address sea level rise and master leases versus direct leases.

Mayor Light reported that plan is not a one-size fits all and is a mixture of master and direct leases; shared results from a parking study by Port Royal that concluded that they do not use nearly the percentage of parking spots that were allocated to them and suggested this be

brought before the Coastal Commission to request they reduce that allotment and to consolidate the existing ill-configured parking spots to maximize space.

Discussion followed on parking stipulations and requirements, options for shared parking based on a case-by-case scenario and Measure C constraints.

Vice Chair Abelman invited public comments.

Mark Hansen, King Harbor Boater, spoke positively about the plan; thanked everyone involved; announced his support of yacht clubs having control of the slips; suggested that language, "The City and master leaseholders shall not force out coastal related uses through inflated sublease rates and fees" be added to the executive summary; spoke in support of dry boat storage and believed it belongs in both the Commercial and Amenities Plan.

Motion by Commissioner Bauer, seconded by Commissioner Coller, to extend the comment time for Mark Hansen. Hearing no objections, Vice Chair Abelman so ordered.

Mark Hansen continued to say he was under the impression that King Harbor Marina was going to manage the dry boat storage; supported Lanakila Canoe Club being mentioned in the plan along with South Bay Sailing Club and Redondo Beach Sailing; suggested to add "sufficient uncovered parking should be maintained for recreational boating users" into the plan; noted the Gold's Gym site could be a potential location for marine stores and relayed he knows brokers who are interested in the area.

Andrew Beggs, 2024 Commodore, King Harbor Yacht Club and Board Member of the King Harbor Youth Foundation, declared the intent and desire of both organizations to be a part of making the marina better and offered their help if the Commission needs.

There were no other public comments at this time.

Director Kapovich summarized previous discussions on the parking situation and live-a-board requirements.

In response to the discussion, Mayor Light recommended getting the number of marina parking spaces reduced, consolidating the inefficient parking lots, and then figuring out how many spaces will be needed to avoid building a large parking structure.

Discussion followed regarding live-a-board requirements, concerns regarding enforcement and ensuring they are included in new leases in the future and the Commission concurred the plan should indicate marinas need to have a minimum percentage of spaces to accommodate live-a-boards but without a requirement that the percentage must be met in full.

Motion by Commissioner Carlson, seconded by Commissioner Bauer, and approved by voice vote, to direct staff to adjust the plan as discussed and move forward with amendments.

The motion carried 4-0-3. Commissioners Chrzan, Falk and Chair Callahan were absent.

Motion by Commissioner Carlson, seconded by Vice Chair Abelman, to direct staff to draft a letter from the Harbor Commission to City Council in favor of the document and requesting Council approval. Hearing no objections, Vice Chair Abelman so ordered.

**L.3. DISCUSSION AND POSSIBLE ACTION REGARDING THE NOVEMBER 11, 2024 HARBOR COMMISSION MEETING**

W.E.D. Director Kapovich reported that November 11, 2024 is a holiday; stated Council Chambers will not be available and proposed the meeting be rescheduled for December 9, 2024 where he can give an in-depth Director's report.

Motion by Vice Chair Abelman, seconded by Commissioner Carlson, to cancel the November 11, 2024 meeting with the next meeting scheduled for December 9, 2024. Hearing no objections, Vice Chair Abelman so ordered.

**M. ITEMS FROM STAFF**

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

W.E.D. Director Kapovich provided updates on the contract with Moffatt and Nichol to design the new public boat launch at Mole D; discussed a project kickoff and site walk; mentioned the various studies required and the timeline; addressed the International Boardwalk pavers, the blade sign project, sea bass grow out pens, Seaside Lagoon; listed upcoming agenda topics and mentioned Holiday City hours of operation.

In response to a prior comment, Director Kapovich stated the International Boardwalk Property Management group does routine maintenance of moorings and noted that 2-3 months ago \$35,000 was spent updating the moorings.

W.E.D. Director Kapovich invited Harbor Master Mahoney, who provided information about what the Harbor and Fire Department are doing to prepare for this winter's storm season.

Harbor Master Mahoney alerted the Commission that a document, which was created by the three Division Chiefs, dictates the type of action taken based on weather patterns, mainly wind, sea surge, and tide increase. In addition, he gave examples for what is done at each level.

In response to Commissioner Carlson's questions, Harbor Master Mahoney stated the document still exists in its form as it did last year and there have been small adjustments as result of last year's storm season, such as an additional boat and increased personnel; stated he will report back with more information regarding infrastructure concerns and offered develop an educational program regarding boat safety and storm safety.

**N. COMMISSION ITEMS AND REFERRALS TO STAFF**

Commissioner Carlson announced king tides are expected on November 15th, 16th and 17th, and December 13th, 14th and 15th; congratulated those who were part of the dredging

program and reported a record number of giant sea bass along the coast, including in Redondo Beach.

Vice Chair Abelman welcomed Commissioner Collier to the Commission.

**O. ADJOURNMENT – 9:08 p.m.**

Motion by Vice Chair Abelman, seconded by Commissioner Collier, to adjourn the Harbor Commission meeting at 9:08 p.m. Hearing no objections, Vice Chair Abelman so ordered.

Chair Abelman adjourned the meeting noting the next meeting of the Redondo Beach Harbor Commission is scheduled for 6:30 p.m. on December 9, 2024, 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 #** HC24-1928

**Meeting Date:** 12/9/2024

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**TITLE**

*For eComments and Emails Received from the Public*



# Administrative Report

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M.1., File # HC24-1930

Meeting Date: 12/9/2024

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**TO:** HARBOR COMMISSION

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

**TITLE**  
DIRECTOR'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

## Director's Report

12.09.24

### 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 4<sup>th</sup> 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. As of 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 is now in the process of performing the necessary parking, traffic, demand, wave attenuation, and environmental studies. We expect most of the studies to take 4-6 months to produce at which time we'll organize the subcommittee to review when ready. We do expect the wave attenuation study to take longer as we want to study the wave activity for a full year.
- International Boardwalk Vents – The new pavers have been installed along International Boardwalk and the City has installed new vents at our five restaurant locations to assist in protecting the new pavers. Historically, the old ventilation hood system resulted in small amounts of grease “splash” caused by the restaurant kitchens that would land on the boardwalk. The splashes went unnoticed on the old black asphalt that previously covered the boardwalk. However, staff took notice of the splash marks on the new pavers. The new vents now eliminate the issue and further protect the paver investment.
- Blade Signs at International Boardwalk – A contract with a sign consultant company was approved by City Council on August 6, 2024. The project will install new pedestrian-oriented blade signs for each of the International Boardwalk tenants. Staff began reaching out to specific International Boardwalk tenants on September 12th to obtain unique logos for each business. The contract with our consultant provided for a 4-week deadline

to get logos submitted. However, the tenants required more than four weeks to submit the logos. As of November 2024, staff is in receipt of the logos and the consultant has moved onto the permitting stage. Staff expects the permitting process to finish in mid-January and installation to be complete by mid-February.

- International Boardwalk Storefront Improvement Program – City Council appropriated \$200,000 for general improvements to the boardwalk and specifically for improved tenant storefronts. As of December 2024, city staff has appropriated \$10,000 for a now completed mural on the façade of the old Fun Factory space, \$40,000 for new tenant blade signs, \$13,000 for new vents, and \$14,000 for renovated facades at Boo’s Treasures and Tradewinds. In addition to these improvements, staff have purchased new trash cans for the boardwalk, renovated the old benches, and are doubling the amount of flowers along the boardwalk. The new trash cans have been installed, while the bench locations are being coordinated between staff from WED and Public Works. Benches will be placed in close proximity to the skatepark. Staff expects the flowers to be installed before the New Year. The improvements listed above are in addition to the new waterfront light poles, pavers, and rails.
- Skatepark Mural - The new skatepark mural has been installed. Community Services staff is coordinating a ribbon cutting ceremony to celebrate the new mural. A date has yet to be specified.
- Basin III Dock Improvements – The City was recently given notification that we will be receiving \$1.4 million in grant monies from the State of California Parks and Recreation Department to help rebuild and maintain the docks within Basin III. WED staff are working with the State of California to receive the funding and implement improvements.
- 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 selecting a consultant to design, seek permits, procure materials, and construct the pens. Staff and the project consultant are currently navigating the Coastal Commission permit process. The project is expected to be complete by July 2025.

- Seaside Lagoon – The Harbor Commission reviewed the proposed scope to renovate the existing Seaside Lagoon on September 9, 2024. City Council reviewed the project on October 15, 2024 and agreed with the Harbor Commission’s recommendation to seek a complete overhaul with a phased construction approach. The project has moved forward to the entitlement stage, which is expected to take one year and involves more 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. 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. Our Community Services Department has been charged with finalizing the contract between the City and Julie.
- Old Fun Factory Tenant Space – City staff is in coordination with our leasing consultant Brian Campbell and is actively seeking potential tenants for the empty space formally occupied by the Fun Factory. City Council has directed staff to seek a “family friendly” entertainment use, as well as a quick service low-cost eatery and potentially a retail space to serve skatepark users. We do have interest in the space, however the space must remain empty while a parking structure retrofit project occurs. Public Works staff are coordinating bids to seismically upgrade the parking structure that sits above the empty tenant space. The empty tenant space must remain vacant so construction crews can access the parking structure above. The project remains approximately one year out from completion. WED staff plans to negotiate a leasing contract so that improvements to the tenant space itself can occur as soon as the parking structure project is complete.

### **Topics for next meeting in December**

- The next Harbor Commission meeting is scheduled for January 13, 2025. However, the Harbor Commission typically cancels the January meeting if there are no urgent matters to discuss. Cancellation is typically agreed upon due to Commissioner vacations and the fact that City Hall is closed December 21 through Wednesday, January 1, 2025. In addition, WED staff have vacation scheduled for Thursday, January 2 and Friday, January 3, with plans to return Monday, January 6, thus decreasing the time available to staff to prepare discussion items on the agenda. At this time, staff does not

anticipate any public hearing items or discussion items for consideration by the Harbor Commission on January 13, 2025 and given the upcoming holiday season recommends the Harbor Commission cancel the January 13, 2025 meeting. The next scheduled meeting would be February 10, 2025.