



## 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

Commissioners 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 Coller, 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 Coller, 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:



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Greg Kapovich  
Waterfront & Economic Development Director