

**CITY OF REDONDO BEACH  
HARBOR COMMISSION MINUTES  
Monday, August 11, 2025**

**REGULAR MEETING OF THE HARBOR COMMISSION – 6:30 PM**

**A. CALL TO ORDER**

A meeting of the Harbor Commission was held at the City of Redondo Beach City Council Chambers and was called to order by Chair Callahan at 6:30 p.m.

**B. ROLL CALL**

Commissioners Present: Abelman, Bauer, Carlson, Chrzan, Coller, Falk, Chair Callahan

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 Coller led in the salute to the flag.

**D. APPROVAL OF ORDER OF AGENDA**

Motion by Commissioner Bauer, seconded by Commissioner Coller, to approve the order of the agenda, as presented. Hearing no objections, Chair Callahan so ordered.

**E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS**

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

W.E.D. Director Kapovich reported three items under Blue Folder Items for Items No. L.1, L.2 and M.1.

The Commission concurred to receive and file Blue Folder Items.

**F. CONSENT CALENDAR**

**F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF AUGUST 11, 2025**

## **F.2. APPROVAL OF THE FOLLOWING MINUTES: JULY 14, 2025**

There were no public comments on the Consent Calendar.

Motion by Commissioner Collier, seconded by Commissioner Abelman, to approve the Consent Calendar, as presented. Hearing no objections and with Commissioner Chrzan recused, Chair Callahan so ordered.

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

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

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

Chair Callahan invited public comments.

Mark Hansen, King Harbor boater, talked about the recent races occurring at the King Harbor Yacht Club including the King Harbor to Santa Barbara Race and the Annual Cure Cancer Cup.

There were no other public comments.

### **I. EX PARTE COMMUNICATION - None**

### **J. PUBLIC HEARINGS - None**

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

### **L. ITEMS FOR DISCUSSION PRIOR TO ACTION**

#### **L.1. LEASING OVERVIEW OF PIER AND HARBOR PROPERTIES OWNED AND MANAGED BY THE CITY**

W.E.D. Director Kapovich introduced and deferred to Brian Campbell, BC Urban, Waterfront Leasing Agent.

Brian Campbell provided an overview of the business climate on the Waterfront; addressed vacancies and mix of businesses; displayed a drone video of the area and narrated a PowerPoint presentation detailing market reports; noted the office market is soft; discussed forecasts, rental rate growth, the retail submarket report, recovery forecasts, California Surf Club demographic data, Waterfront demographic data, use of Placer AI, marketing, and inflation-adjusted data.

Discussion followed regarding Fun Factory leasing efforts, retail leases, focusing on keeping spaces full, cash flow and parking revenue, opportunity sites, building flexibility into the leases, the status of Maison Ritz, Gold's Gym, and the empty Pad 2 site, tracking what

attracts people to the pier and types of businesses, current major drivers to the pier and the use of Placer AI in other areas.

There were no public comments on this item.

Motion by Commissioner Bauer, seconded by Commissioner Carlson, to receive and file the report. Hearing no objections, Chair Callahan so ordered.

## **L.2. DISCUSSION AND POSSIBLE ACTION TO FILL BY APPOINTMENT THE VARIOUS HARBOR COMMISSION SUBCOMMITTEES TO BE VACATED BY CHAIR VICKI CALLAHAN UPON THE END OF HER TERM**

W.E.D. Director Kapovich presented details of the report and addressed Harbor Commission subcommittee of which Chair Callahan is a member.

Commissioner Bauer volunteered to be official member of the Boat Launch Subcommittee.

Motion by Commissioner Bauer, seconded by Commissioner Abelman, to appoint Commissioner Bauer to be an official member of the Boat Launch Subcommittee. Hearing no objections, Chair Callahan so ordered.

Motion by Commissioner Abelman, seconded by Commissioner Chrzan, to appoint Commissioner Collier as an alternate on the Boat Launch Subcommittee. Hearing no objections, Chair Callahan so ordered.

Motion by Commissioner Collier, seconded by Commissioner Falk, to appoint Commissioner Collier to the Waterfront Education Subcommittee. Hearing no objections, Chair Callahan so ordered.

Discussion followed regarding whether Commissioner Bauer will attend the next meeting of the Boat Launch Subcommittee.

Motion by Commissioner Abelman, seconded by Commissioner Collier, that Commissioner Bauer be an official member of the Boat Launch Subcommittee, immediately. Hearing no objections, Chair Callahan so ordered.

## **M. ITEMS FROM STAFF**

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

W.E.D. Director Kapovich presented details of his report with updates regarding the new Public Boat Launch Project, Break wall Repairs, Sea Bass Grow Pens, Seaside Lagoon, new leases, bike racks, the new Directory Sign installed near the George Freeth statue on the Pier, Girl Scout Trash Collection and topics for the next meeting of the Harbor Commission, in September.

Discussion followed regarding the agenda-setting meeting in September.

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

Discussion followed regarding the status of the stalled project on Yacht Club Way, EV charger installations, the status of the pumps by Seaside Lagoon and the status of the entitlement process for Seaside Lagoon, updates on the International Boardwalk and the dinghy dock, general repairs of Basin 3 docks and the upcoming closure of West Marine.

Chair Callahan noted there is a rip tide warning through Wednesday, in the area.

Commissioner Chrzan talked about outrigger canoers participating in the International Distance Championships.

## **O. ADJOURNMENT – 7:45 p.m.**

Motion by Commissioner Abelman, seconded by Commissioner Falk, to adjourn the Harbor Commission meeting at 7:45 p.m. Hearing no objections, Chair Callahan so ordered.

Chair Callahan adjourned the meeting noting the next meeting of the Redondo Beach Harbor Commission is scheduled for 6:30 p.m. on September 8, 2025, in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted:

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Greg Kapovich  
W.E.D. Director