

**CITY OF REDONDO BEACH  
HARBOR COMMISSION AGENDA  
Monday, June 9, 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.**

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/rbtv](http://www.Redondo.org/rbtv).

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

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

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

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

[https://www.zoomgov.com/webinar/register/WN\\_wYDC3O57R52Co5wCZ8sV\\_g](https://www.zoomgov.com/webinar/register/WN_wYDC3O57R52Co5wCZ8sV_g)

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](mailto: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 JUNE 9, 2025](#)**

#### **F.2. [APPROVAL OF THE FOLLOWING MINUTES: MAY 12, 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**

#### **J.1. [DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF COMMERCIAL RECREATIONAL BUSINESSES WITHIN AN EXISTING 1,491 SQUARE FOOT FIRST FLOOR OFFICE SPACE LOCATED AT 181 N. HARBOR DRIVE AND ASSOCIATED MARINE-RELATED FACILITIES INCLUSIVE OF A MAXIMUM OF 15 BOAT SLIPS/DOCK AREAS LOCATED IN BASIN 3 ON](#)**

PROPERTY WITHIN A COASTAL-COMMERCIAL (CC-3) ZONE, IN THE CITY'S ZONING ORDINANCE FOR THE COASTAL ZONE

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

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

**L.1. RECEIVE AND FILE A PRESENTATION FROM THE LOS ANGELES COUNTY DEPARTMENT OF BEACHES AND HARBORS REGARDING THEIR LIVING SHORELINE PROJECT**

**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 July 14, 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 # HC25-0800

Meeting Date: 6/9/2025

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**TITLE**

For Blue Folder Documents Approved at the Harbor Commission Meeting



# Administrative Report

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F.1., File # HC25-0801

Meeting Date: 6/9/2025

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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 JUNE 9, 2025

**ATTACHMENTS**

- AFFIDAVIT OF POSTING - JUNE 9, 2025

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   )  
CITY OF REDONDO BEACH    )       SS

**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	June 9, 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.



*Mio Iwasaki, Administrative Analyst, Waterfront & Economic Development*

Date: June 6, 2025



# Administrative Report

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F.2., File # HC25-0802

Meeting Date: 6/9/2025

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**TO:** HARBOR COMMISSION

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

**TITLE**

APPROVAL OF THE FOLLOWING MINUTES: MAY 12, 2025

**ATTACHMENT**

- MEETING MINUTES - MAY 12, 2025



Minutes  
Redondo Beach – Harbor Commission  
Monday, May 12, 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: Carlson, Bauer, Chrzan, Collier, Falk, Abelman, Chair Callahan

Councilmembers Absent: None

Officials Present: Katherine Buck, W.E.D. Manager  
Dave Charobee, Senior Management Analyst  
Mio Iwasaki, Administrative Analyst

### **C. SALUTE TO THE FLAG**

Commissioner Collier led in the Salute to the Flag.

### **D. APPROVE ORDER OF AGENDA**

Motion by Commissioner Collier, seconded by Commissioner Bauer and approved by voice vote, the order of the agenda

Motion carried 7-0.

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

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

W.E.D. Manager Buck reported there are no Blue Folder Items.

### **F. CONSENT CALENDAR**

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



The motion carried 7-0.

**F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF MAY 12, 2025**

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

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

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

Benjamin Morse mentioned he was on the Public Safety Commission for 10 years; has lived in the City for 30 years; reported he is a fourth-generation sailor and had liveaboard status but no longer does; stated he spoke with Code Enforcement regarding unlicensed vendors servicing boats and they said their hands are tied; found that most, if not all, service providers in the Marina are unlicensed and using illegal products for the area and are toxic for the Marina; stated Code Enforcement told him they need to be there when the illegal activity is in progress; suggested informing the marinas of the individuals and companies that are not legal to work in the marinas.

Chair Callahan stated in the old days, the Harbor Master took care of it by patrolling and questioning the types of chemicals being used to service boats; mentioned they can bring it up to the Harbor Master and see if he can provide patrol; clarified it will not be for licensing of mechanics but for products being used; stated they can also talk to Code Enforcement.

Benjamin Morse stated he can put forth a document for the Commission to review; mentioned he owns a business that handles yacht management and yacht cleaning and is licensed by the City.

Commissioner Bauer asked if just anyone could put up a card for advertising and doesn't need permission.

Benjamin Morse said yes, people do, and if they have friends that work at the docks, it is even easier.

More discussion followed.

Motion by Commissioner Abelman, seconded by Commissioner Bauer, to extend Benjamin Morse for one more minute.

Motion carried 7-0 by voice vote.

Benjamin Morse stated it is tough on his business to compete with unlicensed individuals and companies; reported he is also cleaning up after them because they do not do things properly; noted he lives in Redondo Beach, he has a boat and kids here, and he runs his

business legally; felt it is safer for the City to know the people operating at the marinas.

Chair Callahan suggested that Benjamin Morse send a letter to Greg Kapovich, W.E.D. Director, so it could be agendaized for the next meeting to discuss.

Mark Hansen (via Zoom), King Harbor boater, wanted to update the Commission on events that have taken place such as the Opening Day ceremonies for King Harbor Yacht Club and Port Royal Yacht Club; referenced a press release he wrote for the April 17<sup>th</sup> Easy Reader; mentioned many special guests in attendance at these events; stated on April 14<sup>th</sup>, the Association of Santa Monica Bay Yacht Club hosted at King Harbor Yacht Club and on April 26<sup>th</sup> a giant Youth Regional Regatta took place, which had 79 boats from 12 yacht clubs; mentioned a “thank you” luncheon took place on April 28<sup>th</sup> for Fire and First Responders, and on April 30<sup>th</sup>, BeachLife’s Fundraising Gala took place, which featured Rick Springfield.

Administrative Analyst Iwasaki reported no one else on Zoom and no eComments.

**H.1. For eComments and Emails Received from the Public - 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. LIAISON’S REPORT**

W.E.D. Manager Buck reported she had several updates for the Commission; stated the Beach Life Festival was the most successful up to date; reported approximately 10,300 people attended on Friday, 12,100 people on Saturday and 11,200 people attended on Sunday and no major police activity was reported; stated there were a few medical issues related to dehydration; reported that the blade signs were completed on Friday at the International Boardwalk, encouraged everyone to go see them; reported the Strategic Planning Session took place on April 29<sup>th</sup> and Commissioner Carlson was in attendance; noted that Council reviewed the letter they wrote and picked up 6 of the 13 items listed; stated that the first goal is Economic Vitality and will involve the Harbor Commission as well as her department; listed the items involving the Harbor that came from the Strategic Planning Session and gave more details and information from that meeting; provided several updates on ongoing projects in the City including: the Boat Launch which Moffatt & Nichol are working on updating the studies and should have final studies done by the end of the month; staff will meet with the subcommittee at the end of June to go through those studies and understand the parameters to the design; staff will have a meeting with SWA who will handle the public outreach and then have the public outreach meeting around July or August with the community; gave updates on

the Marina parking lot improvements; reported the Sewer Pump Project should be completed by the end of May; stated the installation of the electronic pay stations, signage and pay-by-app will be happening soon; spoke about meeting with Public Works and Parking Enforcement to figure out parking changes for the users of the courtesy dock; explained they managed to put numbers on the stalls to make it easier to pay; updated the group on the break wall repairs; stated they met with the Army Corps, Public Works and the Harbor Master regarding the project; mentioned May 15<sup>th</sup> was the date for the Army Corps to release their plans and their RFP to bid and are hoping to have a contractor on board by the end of June; noted that the staging area, Moonstone Park and the lot near King Harbor Yacht Club are tied to having the contractor on board so all of that will not start until after the 4<sup>th</sup> of July; reported they received their waiver for the Sea Bass grow pens, and will be fabricating the pens and targeted to complete that project by July; stated the consultant team for the Seaside Lagoon is still revising the plans based on feedback from LA County Health Department and the City is still on track to bring the project with entitlements to Harbor Commission in August; reported the non-profit Sailing Enterprise received Coastal Commission approval for Julie Coll and can start to run the non-profit out of those two Portofino slips; the Pier Plaza office complex is at about a 10% vacancy rate; mentioned they are reviewing multiple leases including the vacancies for the Old Fun Factory, Joe's Crab Shack; mentioned she and Administrative Analyst Iwasaki are going to the ICSC Conference in Las Vegas looking to gain new business.

Commissioner Bauer had a discussion with W.E.D. Manager Buck about the Maison Riz site and had questions about parking at the courtesy dock.

Commissioner Carlson asked if anyone comes across the Army Corps RFP to send it to the whole group because he would like to see it.

Commissioner Chrzan asked where the southern pay station would be for the dinghy dock; asked which items were not picked up by Council from the Strategic Planning Session.

W.E.D. Manager Buck detailed where the pay station would be; stated, as of now, the Breakwater repair project was not picked up for the Strategic Plan but the project is still moving forward with the Army Corps and gave more detail on their next steps; noted other items that are not in the Plan: options to increase the Harbor Patrol responsibilities to accommodate an increase in the frequency of inspections, explore necessary weatherproofing improvements to the roof along International Boardwalk, the improved overall wayfinding interior pathways, interior bike lanes, bike amenities, and implement the one dinghy dock within Basin 3.

Commissioner Abelman mentioned attending several ICSC conventions and spoke favorably on it.

Chair Callahan spoke negatively about BeachLife being extremely loud and very difficult to hear anything even with her doors closed; stated next year she would write a letter about it.

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

Commissioner Chrzan stated the Police and Fire Departments used to report quarterly to the

Commission but feels it has been a long time since they have.

W.E.D. Manager Buck said they can get them doing that again.

Commissioner Carlson voiced his disappointment in not getting the expanded role for the Harbor Patrol; wondered what they can do without the item being on the Strategic Plan and mentioned agendizing the item.

Chair Callahan stated it would be a good idea to agendize the item.

Discussion followed regarding the licensing of purveyors of services in the Harbor, issues with the chemicals going into the water, and CUPs and unlicensed businesses, servicing and advertising.

W.E.D. Manager Buck added that LA County Beaches and Harbor are planning a beach nourishment project for the beach area south of the Pier; noted it is to maintain the 60-foot-wide beach with sea level rise and want to come next month to present the project to the Harbor Commission and it is on the agenda for June 9<sup>th</sup>.

Chair Callahan asked if an agenda setting meeting would take place for June.

Senior Management Analyst Charobee stated yes, and he will be sharing the date for that with the Commission soon.

**O. ADJOURNMENT – 7:04 p.m.**

Motion by Commissioner Abelman, seconded by Commissioner Chrzan, and approved by voice vote, to adjourn the meeting at 7:04 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 June 9, 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



# Administrative Report

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H.1., **File #** HC25-0803

**Meeting Date:** 6/9/2025

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**TITLE**

*For eComments and Emails Received from the Public*



# Administrative Report

J.1., File # HC25-0862

Meeting Date: 6/9/2025

**TO:** HARBOR COMMISSION  
**FROM:** STEVEN GIAN, SENIOR PLANNER

## **TITLE**

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF COMMERCIAL RECREATIONAL BUSINESSES WITHIN AN EXISTING 1,491 SQUARE FOOT FIRST FLOOR OFFICE SPACE LOCATED AT 181 N. HARBOR DRIVE AND ASSOCIATED MARINE-RELATED FACILITIES INCLUSIVE OF A MAXIMUM OF 15 BOAT SLIPS/DOCK AREAS LOCATED IN BASIN 3 ON PROPERTY WITHIN A COASTAL-COMMERCIAL (CC-3) ZONE, IN THE CITY'S ZONING ORDINANCE FOR THE COASTAL ZONE

## **RECOMMENDATION**

1. Open public hearing, receive and file all documents, and correspondence on the proposed project;
2. Accept all testimony from staff, applicant and the public, and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration and granting a Conditional Use Permit to allow the operation of commercial recreational uses within an existing 1,491 square foot first floor office space located at 181 N. Harbor Drive and associated marine-related facilities inclusive of a maximum of 15 boat slips/dock areas located in Basin 3 on property within a Coastal-Commercial (CC-3) zone, in the City's Zoning Ordinance for the Coastal Zone, subject to the plans and applications submitted, and the findings and conditions contained therein.

## **BACKGROUND**

The project is comprised of a 1,491 square foot office space within an existing two-story commercial building built in 1986 located at 181 North Harbor Drive and 15 boat slips/dock areas within Basin 3. The existing two-story building that houses the office space includes a restaurant on the second floor, which is not part of the current project scope. The office space has historically been utilized for the administration of commercial recreational uses and has served as the designated business address for marina-related facilities operations associated with 13 ancillary boat slips and 2 dock areas located in Basin 3. Basin 3 contains a total of 58 slips and 4 larger docks, which are owned by the City and 15 slips/docks are used by commercial operators.

The subject commercial recreational use in the 1,491 square foot office and associated marina-related facilities inclusive of 13 slips and 2 dock areas has been in continuous operation for over 25 years. The City took over direct management of the commercial recreational use inclusive of the

offices and marina-related facilities in 2015 and continued the ongoing use of the first-floor office space as leasing and management for the subject commercial recreation use/marina-related boat slips and docks. To date, the City has managed the leasing of the 13 boat slips and 2 docks through the business license review process but the required Conditional Use Permit was never reviewed. In an effort to formalize and bring these existing uses into conformance with the Coastal Zoning Ordinance, the applicant is requesting a Conditional Use Permit (CUP) to memorialize the business operations of the commercial recreational use with office and the marina-related facilities inclusive of 15 slips/dock areas and allow the City to continually manage the existing businesses and any new business that would like to utilize the offices and any of the 15 slips/dock areas in the future.

The requested CUP will enable the City to continue managing these uses based on availability, while ensuring regulatory consistency. It is important to note that 11 businesses currently operate out of 15 slips/docks within Basin 3 and no site improvements or structural additions are proposed as part of this application.

### **DISCUSSION**

This Conditional Use Permit is proposed to memorialize the legal non-conforming commercial recreational use, with associated office and marina-related facility uses located at 181 N Harbor Drive, which consist of a 1,491-square-foot office space and the marina-related 15 boat slips/dock areas situated within Basin 3. These slips and dock areas are managed and leased by the City and are currently utilized by 11 commercial operators, 3 of which are currently using more than 1 boat slip but not more than 15 slips/dock areas are being leased to the commercial operators.

The purpose of this CUP is to authorize the commercial recreational use, consisting of the office and marina-related facilities to manage the continued operation of current and future marina-related commercial recreational uses, specifically water recreation charter and vessel rental businesses, within the 1,491-square-foot office space and the 15 designated slips/dock areas. These operators include:

- Charter companies, which provide boat rentals with a professional operator onboard; and,
- Rental companies, which rent vessels to customers who independently operate the boat.

It is important to note that the commercial slips and dock areas are not tied to specific physical locations within Basin 3 as the locations may be subject to change based on the needs and demands of the other slips. The existing 13 slips and 2 docks that are leased out to commercial operators are part of the existing 58 slips and 4 docks in Basin 3. The proposed project would allow flexibility in assigning these slips and dock areas and permits individual businesses to manage multiple slips, as long as the total number of slips and dock areas leased to commercial operators does not exceed 15 slips and dock areas.

The current and anticipated future slip/dock operations associated with the subject site are classified as uses consistent with a commercial recreation and marina-related facility. These businesses fall within the Boating Facilities or Marine Services land use categories as defined in the applicable zoning regulations which would normally have required a Conditional Use Permit for processing and approval. Additionally, the associated office space utilized for the administration of the commercial recreation and marina-related facilities also requires a Conditional Use Permit within the applicable

zoning regulations.

In order to streamline the entitlement process and provide operational flexibility, this CUP proposes to formally recognize the existing office use and the associated commercial recreational and marina-related facilities, consistent with its historical use, and authorize the office use for the administration of the 15 boat slips and/or dock areas. This approach enables the collective use of the office space and the 15 boat slips/docks as a unified operation under a single master CUP, rather than requiring each individual business operator to apply separately for CUP approval every time a new business would like to enter an agreement with the City.

The CUP findings will address the operation of the commercial recreational marina-related facilities which include both the office space and the 15 boat slips and dock areas as a single use/operation. This approach maintains regulatory oversight while reducing administrative burden on both the City and business operators. Additionally, commercial operators must be in compliance with US Coast Guard regulations along with Federal, State, and Local Ordinances. Should any concerns arise or if warranted by specific circumstances, the City retains the authority to require an individual business to obtain a separate CUP, subject to review at a public Harbor Commission hearing.

No physical site improvements or additions are proposed as part of this CUP, and the uses have long existed within the basin.

## **ANALYSIS**

### **Conditional Use Permit**

Pursuant to Redondo Beach Municipal Code Section 10-5.2506, the commercial recreational use with administrative offices and marina-related facilities requires Harbor Commission approval. The Conditional Use Permit serves to ensure that certain uses possessing unique characteristics will not adversely affect surrounding uses and properties, nor disrupt the orderly development of the community. For approval of the project, the Harbor Commission must make the following findings in the affirmative. The following italicized text is the specific response to the individual criteria:

- a) The site for the proposed use shall be in conformity with the General Plan and the Coastal Land Use Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land uses in the neighborhood.

*The proposed use, consisting of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations, is consistent with the goals and policies of the City's General Plan and Coastal Land Use Plan. The General Plan emphasizes supporting and enhancing coastal-dependent and coastal-related uses, including water-oriented recreation, boating, and tourism-serving commercial activities. Similarly, the Coastal Land Use Plan encourages the continued use of waterfront areas for water-dependent and coastal-compatible commercial services that support public access and recreational boating.*



*The proposed use consisting of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations will be housed within an existing commercial building that is currently being used by the City to lease and manage boat slips and their associated marina related businesses. The proposed use is in conformity with the General Plan land use designation of Coastal Commercial (CC) which allows all CC-3 commercial uses, which include conditionally permitting "commercial recreational uses, offices, and marina related facilities". The proposed use, as conditioned, will comply with RBMC Parking requirements. The commercial recreational use consisting of office space and marina-related facilities (15 slips and docks), as conditioned, will not generate excessive noise, and will be in conformity with City's Noise Element and RBMC Noise requirements*

- b) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

*The site has adequate access to public streets capable of supporting the traffic generated by the proposed use. It is accessible via two-way traffic flow from Torrance Boulevard to the south, an east-west arterial with existing pedestrian sidewalks on both sides. The site also has direct access from Harbor Drive to the north, a north-south roadway with a posted speed limit of 30 miles per hour and sidewalks on both sides. These streets provide sufficient width, pavement, and pedestrian infrastructure to accommodate both vehicular and pedestrian traffic associated with the commercial recreational use inclusive of office and marina-related facilities.*

- c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

*The proposed use involves the continued operation of commercial recreational uses inclusive of office and marina-related facilities associated boat rental and charter boat activities where they have previously operated alongside other marina-related facilities. The subject site is located within a highly active and fully operational marina that already supports a variety of boating-related uses and facilities and the applicant is not proposing to expand any physical structures as a part of this proposal. Continued use of the building and associated slips will not introduce any new noise, traffic, parking, or operational impacts beyond those already experienced in the area.*

- d) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
- a. Additional setbacks, open spaces, and buffers;
    - i. *The existing setbacks comply with applicable RBMC development standards.*
  - b. Provision of fences and walls;
    - i. *Not applicable. No new fences or walls are proposed with this project.*
  - c. Street dedications and improvements, including service roads and alleys;
    - i. *A change in use does not trigger street dedications. Improvements along the frontage of the subject property are consistent with City standards.*
  - d. The control of vehicular ingress, egress, and circulation;

- i. The existing access driveways comply with Zoning Ordinance and Public Works standards.*
- e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
  - i. Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- f. Provision of landscaping and the maintenance thereof;
  - i. Existing compliant landscaping to remain.*
- g. The regulation of noise, vibration, odor and the like;
  - i. The proposed project continues historically established operations at their current scale, is located in a compatible working waterfront environment, and will be subject to ongoing City oversight. No additional regulation is needed at this time to address potential impacts related to noise, vibration, odor, or similar disturbances. The commercial recreational use with associated office space and marine-related facilities are required to adhere to existing City Ordinances related to noise and follow the rules and regulation of the Redondo Beach Harbor Master and Coast Guard.*
- h. Requirements for off-street loading facilities;
  - i. No deliveries are anticipated for the operation of the business.*
- i. A time period within which the proposed use shall be developed;
  - i. No construction activities or permits are required at this time.*
- j. Hours of permitted operation and similar restrictions;
  - i. Hours of operation for the commercial recreational office use will be 8:30AM to 6:00PM Monday through Friday. The associated marina-related facilities inclusive of the slips and dock areas typically operate between 5:00 AM and sunset, with schedules varying based on seasonal demand. While the specific hours of boat operations may fluctuate, the harbor itself remains open 24 hours a day, seven days a week, allowing for continuous access and flexibility in scheduling.*
- k. Removal of existing billboards on the site, subject to the findings required by Section 10 -2.2006(b); and
  - i. Not applicable. No billboards are located on this subject property.*
- l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter and the Coastal Land Use Plan.
  - i. The proposed project for the commercial recreational use with associated office at 181 N Harbor Drive and marina-related facilities supports the orderly and efficient development of the City in a manner consistent with the intent and purposes of the Zoning Code and the Coastal Land Use Plan. The project memorializes existing, long-standing uses without proposing any expansion or physical alterations, thereby preserving the established character and operational integrity of Basin 3.*

*By formalizing the commercial recreation use with the associated office and marina-related facilities for boat rental and charter boat operations under a single approval, the City ensures continued oversight and regulatory clarity, while avoiding fragmented or piecemeal approvals. This approach supports administrative efficiency, maintains consistency with existing waterfront land*

*uses, and promotes compatibility with surrounding development.*

*The project reinforces the Coastal Land Use Plan's goals of protecting coastal-dependent and coastal-related uses, enhancing public access to marine recreation, and sustaining the economic vitality of the harbor. Therefore, the permit aligns with the broader planning objectives of the City and the Coastal Zone, and no additional conditions are required to achieve conformity with the applicable regulatory frameworks*

In accordance with Section 10-5.810 of the Redondo Beach Municipal Code, a commercial recreational use, office use, and marina-related facilities use all require a Conditional Use Permit in the Commercial (CC-3) zone. The purpose of the conditional use permit is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from this proposal are noise and parking impacts.

### Parking

Per Municipal Code Section 10-5.1706 related to parking regulations, the proposed office use falls within the parking category of “business offices”, which requires “one space for each 300 square feet of gross floor area.” The commercial recreational and marina-related facilities uses do not have explicit parking generation rates, therefore for purposes of this parking analysis the “business office” rate is utilized.

After an analysis of the plans, the existing 1,491 square-foot first floor office would require five (5) parking spaces and the ancillary slips/docks require an additional eleven (11) spaces. The existing parking lot, also known as ‘Mole D’ currently services 5 businesses that require a total of 228 spaces based on their uses, excluding the marina office building. Mole D currently has a supply of 719 parking spaces total and the pier parking structure that supports the uses on Fisherman’s Wharf and the Boardwalk area provides an additional 628 spaces for a total of 1,347 parking spaces. Prior analysis of the pier parking structure determined that there are approximately 80 surplus parking spaces within the pier parking structure. Based on the parking analyses, there is an excess of the Municipal Code requirements to support the proposed use and ancillary uses with the Mole D parking lot and the pier parking structure and all of its existing businesses and additional patrons of the slips/dock uses. Based on staff’s analysis, there is more than sufficient parking available for the proposed use.

### Noise

Any potential noise associated with the proposed commercial recreational, office, and marina-related facility uses are typical and consistent with the existing ambient noise environment of the surrounding marina and the adjacent public gathering areas in the greater Harbor and Pier areas. Due to the consistency of the proposed uses with the existing use of the Harbor, pier, slips/docks, and office buildings, there are no anticipated significant impacts to noise levels that the proposed office use and associated boat slips would create.

Based on a review of the plans by the Planning Division, approval of the project is recommended.

## **COASTAL DEVELOPMENT PERMIT**

The project is exempt from a Coastal Development Permit (CDP) in accordance with Redondo Beach Municipal Code (RBMC) Section 10-5.2208 because the project does not involve construction, grading, or any increase in the intensity of use.

This project does not propose any physical alterations, site improvements, or expansion of existing uses. The commercial recreational, office, and marina-related facilities inclusive of the boat slips and dock areas have operated in their current configuration for decades and are being memorialized through a Conditional Use Permit without intensification. The project does not introduce new traffic impacts, occupancy, or environmental impacts that would trigger a change in use intensity under the Coastal Act or local coastal regulations.

Therefore, based on the absence of construction activity and the maintenance of existing operational levels, the project is exempt from the requirement to obtain a Coastal Development Permit pursuant to RBMC Section 10-5.2208.

### **ENVIRONMENTAL STATUS**

The proposed project is Categorically Exempt from the preparation of environmental analyses, pursuant to Sections 15301(a) (Existing Facilities) of the California Environmental Quality Act (CEQA). This section exempts projects involving minor interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion, from environmental review. The project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

### **CONCLUSION**

Staff recommends that the Harbor Commission approve the Exemption Declaration and grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution.

### **ATTACHMENTS**

1. Attachment A - Draft Resolution
2. Attachment B - Architectural Drawings
3. Attachment C - CUP Application
4. Attachment D - Coastal Development Exemption Declaration
5. Attachment E - CEQA Exemption Declaration

**RESOLUTION NO. 2025-06-HCR-\*\***

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF COMMERCIAL RECREATIONAL BUSINESSES WITHIN THE FIRST FLOOR OF AN EXISTING 1,491 SQUARE FOOT MARINA OFFICE BUILDING WITH A MAXIMUM OF 15 ASSOCIATED BOAT SLIPS AND DOCK AREAS LOCATED IN BASIN 3 ON PROPERTY LOCATED AT 181 N. HARBOR DRIVE WITHIN A COASTAL-COMMERCIAL (CC-3) ZONE, IN THE CITY'S ZONING ORDINANCE FOR THE COASTAL ZONE.**

WHEREAS, the applicant has requested a Conditional Use Permit to memorialize long-standing marina-related operations at 181 N Harbor Drive, including a 1,491-square-foot marina office and 15 commercial boat slips and dock areas within Basin 3;

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property;

WHEREAS, the site has historically operated in this capacity for several decades, supporting charter and vessel rental businesses consistent with the established uses in the working marina;

WHEREAS, the site is located within a designated waterfront area that encourages coastal-dependent and visitor-serving uses under the City's General Plan and Coastal Land Use Plan;

WHEREAS, the proposed use is consistent with the Boating Facilities and Marine Services land use categories and does not constitute an intensification of use, physical expansion, or change in operations;

WHEREAS, the proposed use is compatible with surrounding harbor activities and will not result in significant noise, vibration, odor, or other impacts that would adversely affect abutting properties or permitted uses thereof;

WHEREAS, the application and plans are accurate representations of the existing buildings and proposed improvements; and

WHEREAS, the Harbor Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, the Waterfront and Economic Development Department, and other interested parties at the public hearing held on the 9<sup>th</sup> day of June, 2025, with respect thereto.

NOW, THEREFORE, THE HARBOR COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-5.2506 of the Redondo Beach Municipal Code, the applicant's request for this amendment to the Conditional Use Permit is consistent with the criteria set forth therein for the following reasons:
  - a) The site for the proposed use shall be in conformity with the General Plan and the Coastal Land Use Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

*The proposed use, consisting of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations, is consistent with the goals and policies of the City's General Plan and Coastal Land Use Plan. The General Plan emphasizes supporting and enhancing coastal-dependent and coastal-related uses, including water-oriented recreation, boating, and tourism-serving commercial activities. Similarly, the Coastal Land Use Plan encourages the continued use of waterfront areas for water-dependent and coastal-compatible commercial services that support public access and recreational boating.*

*The proposed use consisting of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations will be housed within an existing commercial building that is currently being used by the City to lease and manage boat slips and their associated marina related businesses. The proposed use is in conformity with the General Plan land use designation of Coastal Commercial (CC) which allows all CC-3 commercial uses, which include conditionally permitting "commercial recreational uses, offices, and marina related facilities". The proposed use, as conditioned, will comply with RBMC Parking requirements. The commercial recreational use consisting of office space and marina-related facilities (15 slips and docks), as conditioned, will not generate excessive noise, and will be in conformity with City's Noise Element and RBMC Noise requirements.*

- b) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

*The site has adequate access to public streets capable of supporting the traffic generated by the proposed use. It is accessible via two-way traffic flow from Torrance Boulevard to the south, an east-west arterial with existing pedestrian sidewalks on both sides. The site also has direct access from Harbor Drive to the north, a north-south roadway with a posted speed limit of 30 miles per hour and sidewalks on both sides. These streets provide sufficient width, pavement, and pedestrian infrastructure to accommodate both vehicular and pedestrian traffic associated with the commercial recreational use inclusive of office and marina-related facilities.*

- c) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

*The proposed use involves the continued operation of commercial recreational uses inclusive of office and marina-related facilities associated boat rental and charter boat activities where they have previously operated alongside other marina-related facilities. The subject site is located within a highly active and fully operational marina that already supports a variety of boating-related uses and facilities and the applicant is not proposing to expand any physical structures as a part of this proposal. Continued use of the building and associated slips will not introduce any new noise, traffic, parking, or operational impacts beyond those already experienced in the area.*

- d) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare.

*The project involves no new construction, intensification, or site alterations, and existing conditions such as setbacks, access, landscaping, and circulation already conform to applicable standards. No new fences, walls, or off-street loading facilities are required, and no street dedications are triggered. Signage will be reviewed under a separate permit in compliance with City regulations.*

*The continued use of the site for charter and rental boat operations presents no new impacts related to noise, odor, or vibration, and remains subject to existing City ordinances and oversight by the Harbor Master and Coast Guard.*

*Overall, the project supports orderly development consistent with the Zoning Code and Coastal Land Use Plan, enhances administrative clarity, and maintains compatibility with existing waterfront uses—therefore requiring no additional conditions to ensure public safety and welfare.*

NOW, THEREFORE, THE HARBOR COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Harbor Commission does hereby approve the Exemption Declaration and grant the Conditional Use Permit and Coastal Development Permit pursuant to the plans and applications considered by the Harbor Commission at its meeting of the 9<sup>th</sup> day of June, 2025.

Section 2. These permits shall be void in the event that the applicant does not comply with the following conditions:

1. The approval granted herein is for the operation of commercial recreational uses with administrative offices and marina-related facilities for boat rental and charter boat operations.
2. The Community Development Department and Waterfront and Economic Development Department are authorized to approve minor changes.
3. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Harbor Commission for a decision prior to the issuance of permits. The decision of the Harbor Commission is conclusive and final.
4. The Harbor Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
5. The applicant(s) shall obtain all necessary permits and licenses including, but not limited to Health, Building, Alcoholic Beverage Control, Business and Entertainment prior to commencement of operations.
6. The applicant shall hold the City harmless from any damage which may result from blowing sand and/or storm water.
7. The Charter boat operations shall involve vessels operated by a professional captain and rental boat operations shall involve vessels rented to customers for self-operation.
8. All charter and rental operations shall comply with City ordinances regulating noise and nuisance activities, operators shall also comply with all applicable Harbor Master and U.S. Coast Guard regulations.
9. The combined number of slips and docks related to rental and charter uses shall not exceed 15 at any given time.
10. This permit may be modified or revoked by the City in accordance with applicable procedures if the use is found to be non-compliant with the approved conditions, or if adverse impacts on the public health, safety, or welfare are identified.
11. No physical expansion of the marina office and increase in number of slips are authorized without an amendment to this Conditional Use Permit.
12. The City reserves the right to require an individual operator to obtain a separate Conditional Use Permit based on potential impacts or a significant increase in intensity if necessary.



Section 3. That the approved Conditional Use Permit shall become null and void if not vested within 36 months after the Harbor Commission's approval.

Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Harbor Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Harbor Commission.

PASSED, APPROVED AND ADOPTED this 9<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
Harbor Commission Chair  
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   )   SS  
CITY OF REDONDO BEACH    )

I, Greg Kapovich, Waterfront and Economic Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-06-HCR-XX was duly passed, approved and adopted by the Harbor Commission of the City of Redondo Beach, California, at a regular meeting of said Harbor Commission held on the 9<sup>th</sup> day of June, 2025, by the following roll call vote:

AYES:

NOES:

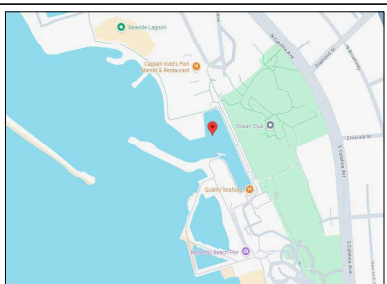
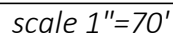
ABSTAIN:

ABSENT:

\_\_\_\_\_  
Greg Kapovich  
Waterfront & Economic Development Director

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney's Office



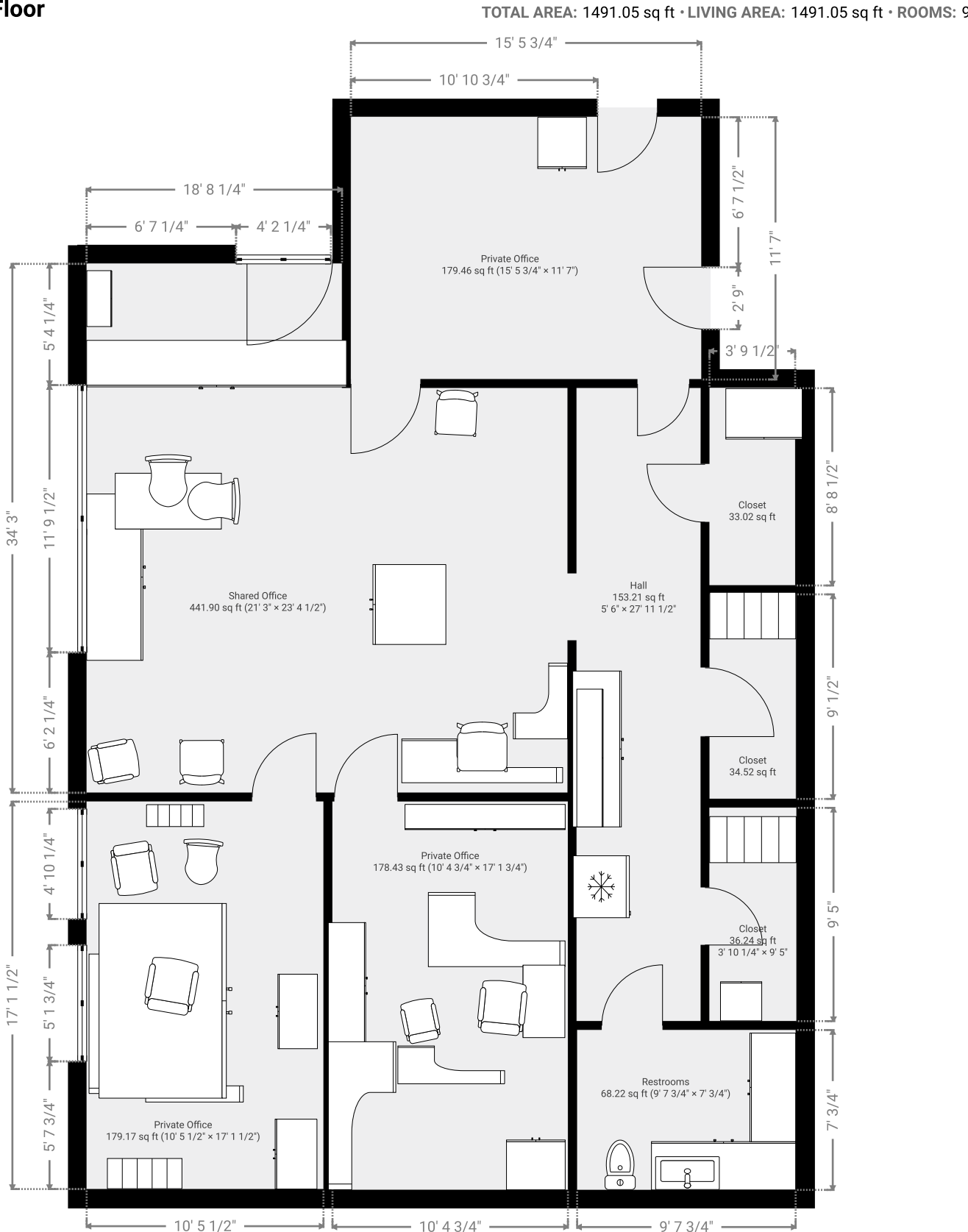
VICINITY MAP

Marina Office

181 North Harbor Drive, 90277 Redondo Beach, California, US  
TOTAL AREA: 1491.05 sq ft • LIVING AREA: 1491.05 sq ft • FLOORS: 1 • ROOMS: 9



▼ Ground Floor



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



## APPLICATION FOR CONDITIONAL USE PERMIT

**FEE: \$3,208**

### 1. PURPOSE:

The purpose of the Conditional Use Permit process is to review certain uses possessing unique characteristics to ensure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties nor disrupt the orderly development of the community; that the proposed use is in the best interest of the public health, safety, and welfare of the community; and that it is in accordance with the goals and objectives of the City's General Plan.

In order to ascertain whether an intended use is compatible with other existing and permitted uses, the Planning Commission/Harbor Commission must review a complete application. The Commission is wholly dependent on the applicant to provide all information necessary to enable the Commission to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Commission to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, the policies of the Commission, and will be generally compatible with the surrounding area and free from unacceptable adverse impacts. Conversely, a vague, sketchy, incomplete or non-specific application will make it difficult for the Commission to approve the request.

### 2. INSTRUCTIONS FOR FILING:

#### a. Application Form

- 1) All information in this application shall be typed or legibly printed.
- 2) Give full and complete answers to all questions.
- 3) If necessary, attach extra sheets to answer questions fully.

#### b. Application Fee

At the time of filing the application fee is required.

#### c. Attachments

Twenty-five (25) complete copies and two (2) complete sets of reproducible Conceptual Drawings, as set forth in the attached *Instructions for Graphic Portions*, **must** accompany this application at the time of filing. All plans shall be folded to 8½" X 11" size. An electronic version (PDF) of drawings must accompany the submittal.

3. d. *Low Impact Development (LID)* - IF REQUIRED A copy of the LID approved by the City's Engineering Division must accompany this application at the time of the filing, if the project is considered a "Priority Project" as defined by the City's NPDES Permit. (Attached to this application is a Storm Water Program Planning Checklist, which will determine if the project is a "Priority Project").

### 3. REPRESENTATION:

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION/HARBOR COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

### 4. LIMITATIONS:

- a. A Conditional Use Permit shall become null and void unless vested within 36 months after the date of approval.
- b. The applicant must comply with all conditions set forth by the resolution as a result of public hearing by the Planning Commission/Harbor Commission or the City Council. If this is not done, the approval shall be **subject to revocation** pursuant to the provisions of Section 10-2.2506(K) of the Municipal Code.

### 5. PROCEDURE:

- a. Applications for Conditional Use Permit shall be filed with the Planning Division. Notification of application status (complete or incomplete) will be provided within 30 days of the date of filing. The date of the public hearing will be determined by Planning Division staff after the application status is deemed as complete. Additional time will be required between the application status determination and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Public notification stating the time, place, and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters sent by first class mail to property owners within 300 feet of the subject property.
- c. The Planning Commission's/Harbor Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

# INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

## A. INSTRUCTIONS FOR PREPARATION

**(All plans must be drawn to scale and fully dimensioned.)**

- a. A site plan, floor plan, and elevations of the project drawn to scale and dimensioned, graphically representing the proposed development or changes in existing conditions contemplated by the applicant, **must be submitted with the application at the time of filing**. Otherwise, the application will not be accepted until such time as the site plan, floor plan, and elevation plans are completed and provided.
- b. **Size:** 8½" X 11 up to 18" X 24". Larger sizes must be approved by the Planning Division.
- c. **Scale:** Preferably at least 1/8" =1'. Larger scales up to 1/4"=1' may be used to show development on small lots. Scale used must be sufficiently large to be clearly legible and show project details.
- d. **Contents:**
  - 1) North arrow.
  - 2) Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).
  - 3) All boundary lines of subject property fully dimensioned, showing the name and location of abutting streets.
  - 4) Existing topography and proposed grading.
  - 5) Existing trees with a trunk diameter of six inches (6") or greater.
  - 6) All buildings and structures, and the uses within each room.
  - 7) Improvements in the public right of way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications.
  - 8) Exterior lighting.
  - 9) Easements.
  - 10) Off-street parking areas, including the stall striping, aisles, and driveways.
  - 11) Setbacks and spaces between buildings.
  - 12) Walls, fences, landscaping and their location, height, and materials.
  - 13) Landscaping areas.
  - 14) Trash and recycling facilities.
  - 15) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features.
  - 16) The location, dimensions, and design of all signs.
  - 17) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet.
  - 18) Such other data as may be required to demonstrate that the project meets the criteria of Section 10-2.2506(B) of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

## B. OTHER EXHIBITS:

Additional graphic materials to illustrate the project are always helpful to the Planning Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models. An electronic version (PDF) of drawings must accompany the submittal.

**CITY OF REDONDO BEACH**  
**PLANNING DIVISION**

APPLICATION NO.

DATE REVIEWED:

**APPLICATION FOR CONDITIONAL USE PERMIT**

*Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> 181 N Harbor Drive, Redondo Beach, CA 90277	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b> LOT: 7505/ 75      BLOCK: 002/ 025      TRACT: 932/ 902	<b>ZONING:</b> <b>CC-3</b>
	<b>FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)</b> <b>SITE SIZE (SQ. FT.):</b> <b>GROSS FLOOR AREA (SQ. FT.)</b> 1,491 <b>FLOOR AREA RATIO:</b>	
	<b>RECORDED OWNER'S NAME:</b> City of Redondo Beach <b>MAILING ADDRESS:</b> 415 Diamond St, Redondo Beach, CA 90277 <b>TELEPHONE:</b> 310.372.1171	<b>AUTHORIZED AGENT'S NAME &amp; EMAIL:</b> Greg Kapovich, greg.kapovich@redondo.org <b>MAILING ADDRESS:</b> 415 Diamond St, Redondo Beach, CA 90277 <b>TELEPHONE:</b> 310.697.3042
	<b>APPLICANT'S NAME:</b> Greg Kapovich <b>MAILING ADDRESS:</b> 415 Diamond St, Redondo Beach, CA 90277 <b>TELEPHONE:</b> 310.697.3042	<b>PROJECT ARCHITECT/FIRM/PRINCIPAL:</b> N/A <b>MAILING ADDRESS:</b>  <b>TELEPHONE:</b> <b>LICENSE NO.</b>
	<b>B</b>	
<b>REQUEST</b>		
<p>The applicant requests a Conditional Use Permit to use the above described property for the following purposes: This Conditional Use Permit is to memorialize the legal non-confirming uses located at 181 N Harbor Drive, which include a 1491 square foot marina office building and 15 boat slips and dock areas used by 11 commercial operators in Basin 3. Through this CUP, these operators are allowed to run water recreational charter and vessel rental businesses out of these slips and dock areas. These operators include charter companies, which are boat rentals that include a professional operator driving the vessel, and rental companies, which rent vessels to customers who operate the vessel themselves. This CUP allows for up to 25% of the slips and dock areas in Basin 3 to serve commercial charter or rental companies. The commercial slip numbers and dock areas are not assigned to specific locations as long as the number of slips and dock areas does not exceed 15 for both charters and rental companies, as part of the 58 slips and 4 docks in Basin 3.</p>		

**C** **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

**1. Describe existing site improvements and their present use. If vacant, please specify.**

The project consists of existing legal non-conforming uses that include a 1,491 square foot marina office building located at 181 N Harbor Drive and ancillary 15 boat slips and dock areas located in Basin 3. This CUP memorializes the business operations of the marina office and the 15 slips and dock areas in Basin 3. These uses are already in existence within Basin 3 and there are no proposed site improvements or additions as part of the CUP. The project is within the Redondo Beach Marina and adjacent to the International Boardwalk, and these uses enhance the coastal recreational purpose of the Coastal Commercial zoning that governs this area.

**2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)**

There is no new development or additions/alterations proposed as part of the CUP so there are no new setback or landscaping requirements. These are existing uses within the coastal commercial zone and the CUP does not propose any new uses or development. The existing uses are legal, non-conforming uses that are consistent with the land use regulations for the Coastal Commercial zones, which allows uses that accommodates recreational and marine facilities and uses (fishing, surfing, boating, swimming, etc.), restaurants, entertainment, gift shops, and other coastal-related use.

Per the City's zoning code, the Marina Office requires 5 parking stalls and the boat slips require 11 parking stalls, which are provided in the existing western parking lot (Mole D surface parking lot). Even accounting for these uses, there is an oversupply of available parking stalls available in the Fisherman's Wharf parking lots.

**3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.**

The site is accessible by two-way traffic flow on Torrance Blvd to the south, and Torrance Blvd is oriented in the east-west direction. There are existing pedestrian sidewalks on both sides of Torrance Blvd.

The site is also accessible by two-way traffic flow by Harbor Drive to the north, and Harbor Drive is oriented in the north-south direction with a posted speed limit of 30 miles per hour. There are existing pedestrian sidewalks on both sides of Harbor Drive.

For cyclists, there is a two-way Class IV cycle track along the west side of Harbor Drive. There are pedestrian pathways available from Torrance Blvd, Harbor Blvd, and from Catalina Ave (by way of Czuleger Park), and there are public walkways along the seaward side of the International Boardwalk.

Parking is provided in the Plaza Parking Structure, Pier Plaza Lot parking structure, and the western parking lot (Mole D surface parking lot), which provide a cumulative of 1,347 parking spaces for the Fisherman's Wharf area.



**4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.**

There are no new impacts expected from memorializing these uses because there are no proposed new developments or uses as part of this CUP. These existing uses fit the intent of the CC Coastal Commercial Zone to provide recreational and marine facilities for residents and visitors. There is available parking in the western parking lot (Mole D) that will provide parking stalls for these uses and there is a cumulative of 1,347 parking spaces available as shared parking for the Fisherman's Wharf area.

**5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.**

The marina office and the commercial boat slips are consistent with CC Coastal Commercial Zone's goal to provide for the continued evolution and use of the City's coastal-related commercial-recreational facilities and resources for the residents of Redondo Beach and surrounding communities. It meets the purpose of the zoning (Section 10-5,102 Specific Purposes: CC Coastal Commercial Zone) to provide uses that:

1. are primarily oriented toward meeting the service and recreational needs of coastal visitors, boat users, and coastal residents seeking recreation,
2. are active while meeting the need for safe and efficient automobile access and parking
3. provide a balanced diversity of uses providing for both public and commercial recreational facilities,
4. provide public access to nearby coastal areas.

These uses fall within the permitted uses for the CC zone, which include accommodating recreational and marine facilities and uses (fishing, surfing, boating, swimming, etc.), restaurants, entertainment, gift shops, and other coastal-related uses, and specifically include boat slips. The marina office is located in the CC-3 zone, which permits marine-related offices on the ground floor. The boat slips provide water recreational opportunities for residents and visitors which meets the purpose of the CC Coastal Commercial Zone.

**D It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.**

NAME	ADDRESS	LOT	BLOCK	TRACT

## OWNER'S AFFIDAVIT

**Project address:** 181 N Harbor Drive  
**Project description:** 1,491 SF Marina Office  
15 boat slips and docking areas

I (We) Greg Kapovich, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): \_\_\_\_\_

Address: 415 Diamond Street  
Redondo Beach, CA 90277

Phone No. (Res.) \_\_\_\_\_  
(Bus.) 310.697.3042

**Subscribed and sworn to (or affirmed) before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_**

**by \_\_\_\_\_, proved to me on the basis of satisfactory**

**evidence to be the person(s) who appeared before me.**

\_\_\_\_\_  
FILING CLERK OR NOTARY PUBLIC

State of California       )  
County of Los Angeles   )       ss

Seal



Community Development  
415 Diamond Street  
Redondo Beach CA90277

June 6, 2025

### **NOTICE OF COASTAL DEVELOPMENT PERMIT EXEMPTION**

The City of Redondo Beach has determined that the project described below, located in the City's Coastal Zone, is exempt from the requirement for a Coastal Development Permit.

Project Location: **181 N. Harbor Drive, Redondo Beach, CA**

Project Applicant: Greg Kapovich  
415 Diamond St.  
Redondo Beach, CA 90277

Property Owner: City of Redondo Beach  
Attn: Planning Division  
415 Diamond St.  
Redondo Beach, CA 90277

#### **Project Description:**

To allow the operation of commercial recreational uses within an existing 1,491 square foot first floor office space located at 181 N. Harbor Drive and associated marina-related facilities inclusive of a maximum of 15 boat slips/dock areas located in Basin 3 on property within a Coastal-Commercial (CC-3) zone, in the City's zoning ordinance for the coastal zone.

#### **Determination:**

The City of Redondo Beach hereby determines that the project is exempt from the requirement for a Coastal Development Permit pursuant to **Section 10-5.2208(a)(2) Improvements to existing structures other than single-family residences and public works facilities** of the Redondo Beach Municipal Code.

Final Action Body:

Planning Commission: \_\_\_\_\_ City Council: \_\_\_\_\_

Planning Division (Administrative)   X  

*Marc Wiener*

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Marc Wiener  
Community Development Director

Copies of this notice have also been sent via first-class mail to:

- Project Applicant
- Property Owner



Community Development  
415 Diamond Street  
Redondo Beach CA90277

## CITY OF REDONDO BEACH

### EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: June 5, 2025

PROJECT ADDRESS: 181 N. Harbor Drive

PROPOSED PROJECT: To allow the operation of commercial recreational uses within an existing 1,491 square foot first floor office space located at 181 N. Harbor Drive and associated marina-related facilities inclusive of a maximum of 15 boat slips/dock areas located in Basin 3 on property within a Coastal-Commercial (CC-3) zone, in the City's zoning ordinance for the coastal zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that minor alteration of existing private structures involving negligible or no expansion of existing or former use do not have a significant effect upon the environment. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are considered negligible. This finding is supported by the fact that the project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

The subject site is neither located within an area designated as an environmental resource of hazardous or critical concern, nor within an officially designated, state scenic highway, nor within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. The project is not a successive project in the same place that may have a cumulative impact over time nor will the project have a significant effect on the environment due to unusual circumstances.

Steven Giang, AICP  
Senior Planner



# Administrative Report

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L.1., File # HC25-0847

Meeting Date: 6/9/2025

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**TO:** HARBOR COMMISSION

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

**TITLE**

RECEIVE AND FILE A PRESENTATION FROM THE LOS ANGELES COUNTY DEPARTMENT OF BEACHES AND HARBORS REGARDING THEIR LIVING SHORELINE PROJECT

**BACKGROUND**

The Los Angeles County Department of Beaches and Harbors (DBH) operates and maintains beaches along the Pacific Ocean coastline, including the beach located south of the Redondo Beach Pier. Due to forecasts of rising sea levels caused by climate change, LA County initiated a process of proactive preparedness by assessing the potential threat that its public beach assets may face through the year 2100. The proposed Living Shoreline project is designed to restore the sandy habitat and protect against erosion, thus ensuring the existing beach width is maintained for the foreseeable future.

This item has been prepared to provide employees from DBH an opportunity to present information on the Living Shoreline Project to the Harbor Commission.



# Administrative Report

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M.1., File # HC25-0806

Meeting Date: 6/9/2025

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**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

06.09.25

### 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 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. 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 14<sup>th</sup> 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 28<sup>th</sup>. The consultant is making necessary adjustments based on those comments and the studies should be finalized by the end of the month and staff will coordinate a subcommittee meeting in late June 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 payment method has been converted from a staff operated toll booth to electronic pay stations and pay-by-phone app. Parking stalls have been restriped and assigned a stall number. New slurry has been poured and ADA improvements have been completed, which include additional ADA stalls, new path of travel routes from the ADA stalls to surrounding buildings, and grading improvements to ensure the parking lot slope meets ADA standards. Appropriate signage has been installed. The City allowance to provide free parking during construction has ended and as of June 8, 2025 payment is required. Contractors are currently in the process of demolishing the toll booth at which point the project will be considered complete. Staff anticipates full completion by mid-June.

- International Boardwalk Blade Signs – The 18 new blade signs sponsored by the City of Redondo Beach have been installed. This project is now complete.
- Breakwall Repairs - The plans and specifications are being finalized by the US Army around May 15<sup>th</sup> when they will release the RFP to contractors and they expect to have a contractor on board by the end of June. 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. Construction repair work is expected to start mid-July and run through November 2025. Estimated working days and hours are Monday through Saturday between 7am and 7pm. Staff and the US Army are planning to hold a stakeholder meeting consisting of representatives from the King Harbor Yacht Club as well as tenants of Moonstone Park to coordinate the project with overall use of the area.
- 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 received approval from the Coastal Commission to install the grow pens and the fabrication process has started. The project remains on time and on target for completion by the end of 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 in early July. On April 1<sup>st</sup>, 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.
- Lease Vacancy – The Pier Plaza Office complex sits at a 10% vacancy rate and our leasing team is currently negotiating five 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. An International Boardwalk tenant, Dinghy Deli, has closed its doors with approximately one year remaining on the lease. The City has identified a prospective new tenant and are currently in negotiations.

**Topics for next meeting in July**

- The next Harbor Commission meeting is scheduled for July 14, 2025. Representatives from the Police Department and Fire Department will attend to report on public safety matters within the waterfront.