

**CITY OF REDONDO BEACH
HARBOR COMMISSION AGENDA
Monday, January 12, 2026**

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.

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/CityofRedondoBeach1T>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

https://redondo.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

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 JANUARY 12, 2026](#)**

- F.2. [APPROVAL OF THE FOLLOWING MINUTES: DECEMBER 8, 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

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

- L.1. [LEASING OVERVIEW OF PIER AND HARBOR PROPERTIES OWNED AND MANAGED BY THE CITY](#)**

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 February 9, 2026, 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 under the City Clerk.



Administrative Report

E.1., File # HC26-0029

Meeting Date: 1/12/2026

TITLE

For Blue Folder Documents Approved at the Harbor Commission Meeting



Administrative Report

F.1., File # HC26-0030

Meeting Date: 1/12/2026

TO: HARBOR COMMISSION
FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF JANUARY 12, 2026

ATTACHMENTS

- AFFIDAVIT OF POSTING - JANUARY 12, 2026



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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

| | |
|---------------------|---|
| Legislative Body | Harbor Commission |
| Posting Type | Regular Meeting Agenda |
| Posting Locations | 415 Diamond Street, Redondo Beach, CA 90277 <input checked="" type="checkbox"/> Adjacent to Council Chambers |
| Meeting Date & Time | January 12, 2026, 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: January 8, 2026



Administrative Report

F.2., File # HC26-0031

Meeting Date: 1/12/2026

TO: HARBOR COMMISSION
FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF THE FOLLOWING MINUTES: DECEMBER 8, 2025

ATTACHMENT

- MEETING MINUTES - DECEMBER 8, 2025

Minutes
Redondo Beach Harbor Commission
Monday, December 8, 2025
Regular Meeting - 6:30 p.m.

**CITY OF REDONDO BEACH
HARBOR COMMISSION MINUTES
Monday, December 8, 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 Abelman at 6:30 p.m.

B. ROLL CALL

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

Commissioners Absent: Waryck

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

C. SALUTE TO THE FLAG

Commissioner Bauer led in the salute to the flag.

D. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Coller, seconded by Commissioner Chrzan, to approve the order of the agenda, as presented. Hearing no objections, Chair Abelman 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. Manager Buck reported there were no Blue Folder Items but the presentation for Item No. L.1 will be added to the record after the meeting.

F. CONSENT CALENDAR

**F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION
MEETING OF DECEMBER 8, 2025**

F.2. APPROVAL OF THE FOLLOWING MINUTES: OCTOBER 13, 2025

There were no public comments on the Consent Calendar.

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

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

Chair Abelman invited public comments.

Mark Hansen, via Zoom, announced the upcoming Redondo Beach Holiday Tree-Lighting ceremony and the King Harbor Holiday Boat Parade and related activities.

There were no other public comments.

Chair Abelman moved to Item No. M.1.

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. RECEIVE AND FILE REDONDO BEACH MUNICIPAL CODE AMENDMENTS PERTAINING TO REGULATIONS OF COMMISSIONS

W.E.D. Manager Buck narrated a PowerPoint presentation with details of the report.

Discussion followed regarding qualifications for appointment, edits to the regulations and ensuring no conflicts in the ordinance relative to geographic jurisdictions for clubs/associations.

W.E.D. Manager Buck continued with the presentation addressing powers and duties and recommendations.

Motion by Commissioner Bauer, seconded by Commissioner Chrzan, to receive and file the presentation. Hearing no objections, Chair Abelman so ordered.

Chair Abelman invited public comments.

Mark Hansen, via Zoom, noted he has his hand raised under Public Participation and Non-Agenda comments and requested reopening that portion of the meeting after this item is concluded.

Motion by Commissioner Coller, seconded by Commissioner Bauer, to reopen Item No. H.1. Hearing no objections, Chair Abelman so ordered.

Chair Abelman returned to Item No. H.1.

M. ITEMS FROM STAFF

M.1. LIAISON'S REPORT

W.E.D. Manager Buck provided an update on the sea bass grow pen, the International Boardwalk, the status of specific grant applications and programs, the boat launch project, Seaside Lagoon, the courtesy dock, the Breakwater Repair project, leases and items to be discussed at the next Harbor Commission meeting.

Discussion followed regarding that status of the fire in the north basin and construction on Herondo Street.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Commissioner Falk commented on the need to replace the green entrance marker to the harbor.

O. ADJOURNMENT – 7:02 p.m.

Motion by Commissioner Coller, seconded by Commissioner Carlson, to adjourn the Harbor Commission meeting at 7:02 p.m. Hearing no objections, Chair Abelman so ordered.

Chair Abelman adjourned the meeting noting the next meeting of the Redondo Beach Harbor Commission is scheduled for 6:30 p.m. on January 12, 2026, 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:

Greg Kapovich
W.E.D. Director



Administrative Report

H.1., File # HC26-0032

Meeting Date: 1/12/2026

TITLE

For eComments and Emails Received from the Public



Administrative Report

L.1., File # HC26-0033

Meeting Date: 1/12/2026

TO: HARBOR COMMISSION
FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

TITLE

LEASING OVERVIEW OF PIER AND HARBOR PROPERTIES OWNED AND MANAGED BY THE CITY

RECOMMENDATION

Receive and file a report on the leasing status of pier and harbor properties owned and managed by the City of Redondo Beach.

EXECUTIVE SUMMARY

A leasing overview will be presented by BC Urban, the City's leasing representative, for Fisherman's Wharf, Pier Plaza, International Boardwalk and the Redondo Beach Marina. BC Urban will provide a breakdown regarding vacancy rates and types of businesses already located within the Harbor. Staff and BC Urban encourage the Harbor Commission to receive and file the report and direct BC Urban on the types of uses (businesses) that should be sought to fill the existing vacancies.

ATTACHMENTS

- January 2026 Leasing Report
- Office Submarket Report - Beach Cities/Palos Verdes
- Retail Submarket Report - Beach Cities/Palos Verdes
- Retail Market Report - Los Angeles



Redondo Beach Waterfront
Monthly Leasing Report

January 2026

PERCENTAGE LEASED BY PROPERTY

| FISHERMAN'S WHARF: | 100% | Total SQFT: 12,148 Currently Leased SQFT: 12,148 |
|--|---------------|---|
| PIER PLAZA: | 89% | Total SQFT: 67,440 Currently Leased SQFT: 60,053 |
| INTERNATIONAL BOARDWALK: | 100% | Total SQFT: 18,870 Currently Leased SQFT: 18,870 |
| Fmr. Fun Factory: | 0% | Total SQFT: 29,550 Currently Leased SQFT: 0 |
| MARINA: | 100% | Total SQFT: 41,218 Currently Leased SQFT: 41,218 |
| TOTAL LEASED IN ALL PROPERTIES: | 78.17% | Total SQFT: 169,226 Currently Leased SQFT: 132,289 |

PERCENTAGE VACANCIES BY PROPERTY

| | | |
|---------------------------------|---------------|--------------------|
| FISHERMAN'S WHARF: | 0% | 0 SQFT |
| PIER PLAZA: | 11% | 7,387 SQFT |
| INTERNATIONAL BOARDWALK: | 0% | 0 SQFT |
| Fmr. Fun Factory: | 100% | 29,550 SQFT |
| Marina: | 0% | 0 SQFT |
| ALL PROPERTIES: | 21.83% | 36,937 SQFT |

LEASE SUMMARY

Number of Tenants month-to-month:

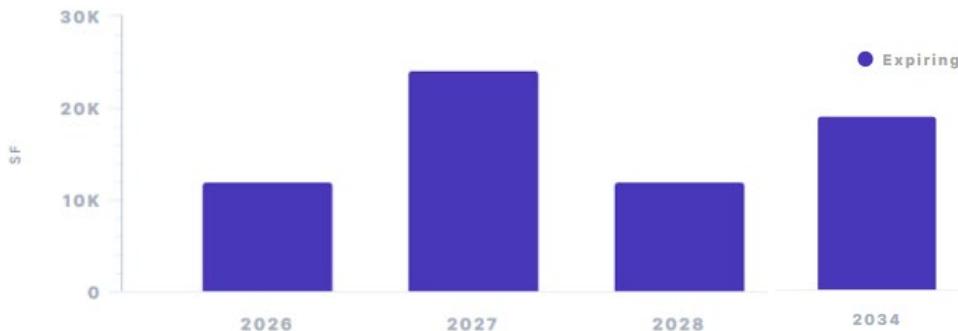
21 Tenants (31.82% of Total tenants)

Total SQFT month-to-month:

36,085 (27.28% of total leased SQFT)

Total Leased Space Including MTM:

132,289 (78.17% of total SQFT)



Upcoming Lease Expirations



Office Submarket Report

Beach Cities/Palos Verdes

Los Angeles - CA USA

PREPARED BY



Brian Campbell
Managing Partner/ CEO



Overview

Beach Cities/Palos Verdes Office

12 Mo Deliveries in SF

25.3K

12 Mo Net Absorption in SF

(60.5K)

Vacancy Rate

9.2%

Market Asking Rent Growth

2.0%

The Beach Cities/Palos Verdes office submarket has a vacancy rate of 9.2% as of the first quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 1.3%, a result of 25,000 SF of net delivered space and -60,000 SF of net absorption.

Beach Cities/Palos Verdes's vacancy rate of 9.2% compares to the submarket's five-year average of 7.9% and the 10-year average of 7.3%.

The Beach Cities/Palos Verdes office submarket has roughly 630,000 SF of space listed as available, for an availability rate of 9.8%. As of the first quarter of 2026, there is 38,000 SF of office space under construction in Beach Cities/Palos Verdes. In comparison, the submarket has averaged 72,000 SF of under

construction inventory over the past 10 years.

Beach Cities/Palos Verdes contains 6.4 million SF of inventory, compared to 442 million SF of inventory metro wide.

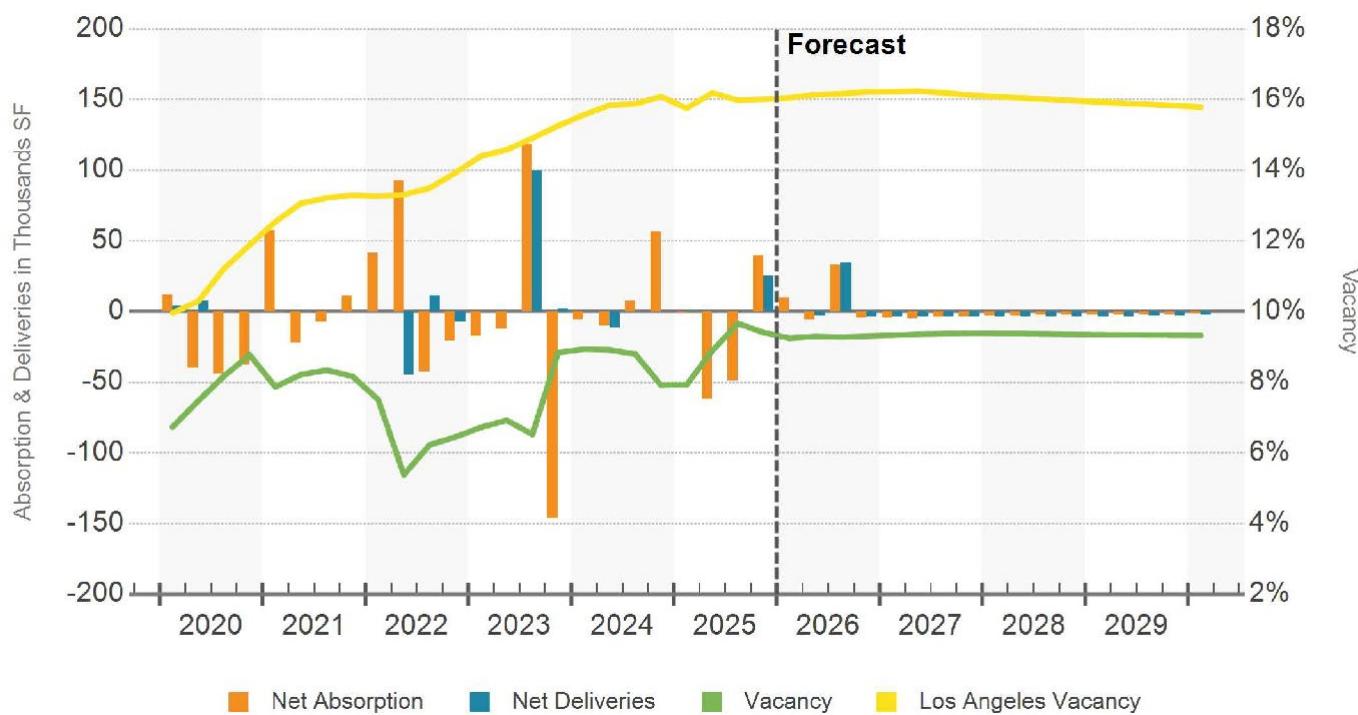
Average rents in Beach Cities/Palos Verdes are roughly \$42.00/SF, compared to the wider Los Angeles market average of \$42.00/SF.

Rents have changed by 2.0% year over year in Beach Cities/Palos Verdes, compared to a change of 0.1% metro wide. Annual rent growth of 2.0% in Beach Cities/Palos Verdes compares to the submarket's five-year average of 2.5% and its 10-year average of 3.5%.

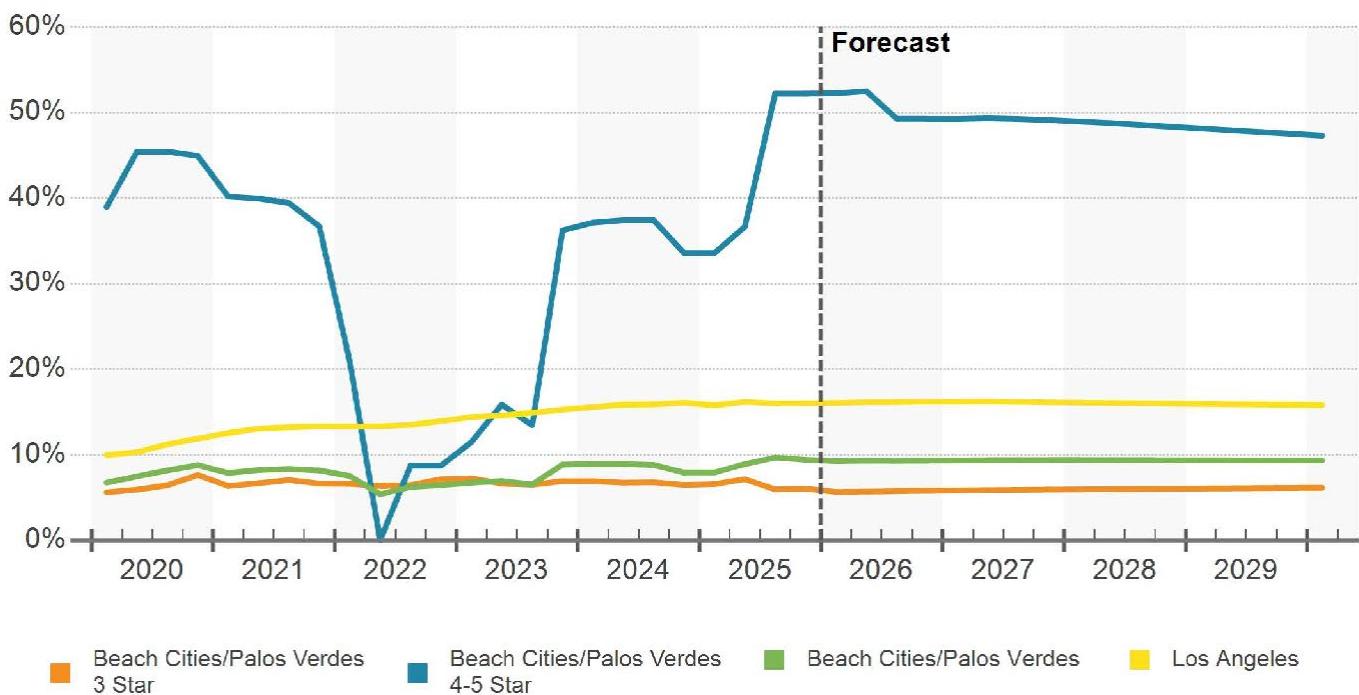
KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Asking Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|---------------------------|------------------|--------------------|--------------------|-------------------|-------------------|---------------|--------------------|
| 4 & 5 Star | 575,674 | 52.2% | \$3.81 | 49.0% | 0 | 0 | 37,879 |
| 3 Star | 3,278,119 | 5.6% | \$3.64 | 6.7% | 13,377 | 0 | 0 |
| 1 & 2 Star | 2,555,508 | 4.2% | \$3.17 | 4.5% | (2,000) | 0 | 0 |
| Submarket | 6,409,301 | 9.2% | \$3.47 | 9.8% | 11,377 | 0 | 37,879 |
| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
| Vacancy | 1.3% (YOY) | 7.0% | 9.3% | 10.5% | 2011 Q3 | 2.8% | 2007 Q2 |
| Net Absorption SF | (60.5K) | 11,565 | (3,721) | 213,504 | 2003 Q1 | (293,706) | 2011 Q3 |
| Deliveries SF | 25.3K | 27,066 | 12,372 | 173,285 | 2008 Q4 | 0 | 2025 Q3 |
| Market Asking Rent Growth | 2.0% | 2.9% | 2.3% | 9.4% | 2000 Q4 | -11.9% | 2002 Q2 |
| Sales Volume | \$47.7M | \$48.8M | N/A | \$136.9M | 2023 Q1 | \$9.7M | 2012 Q1 |

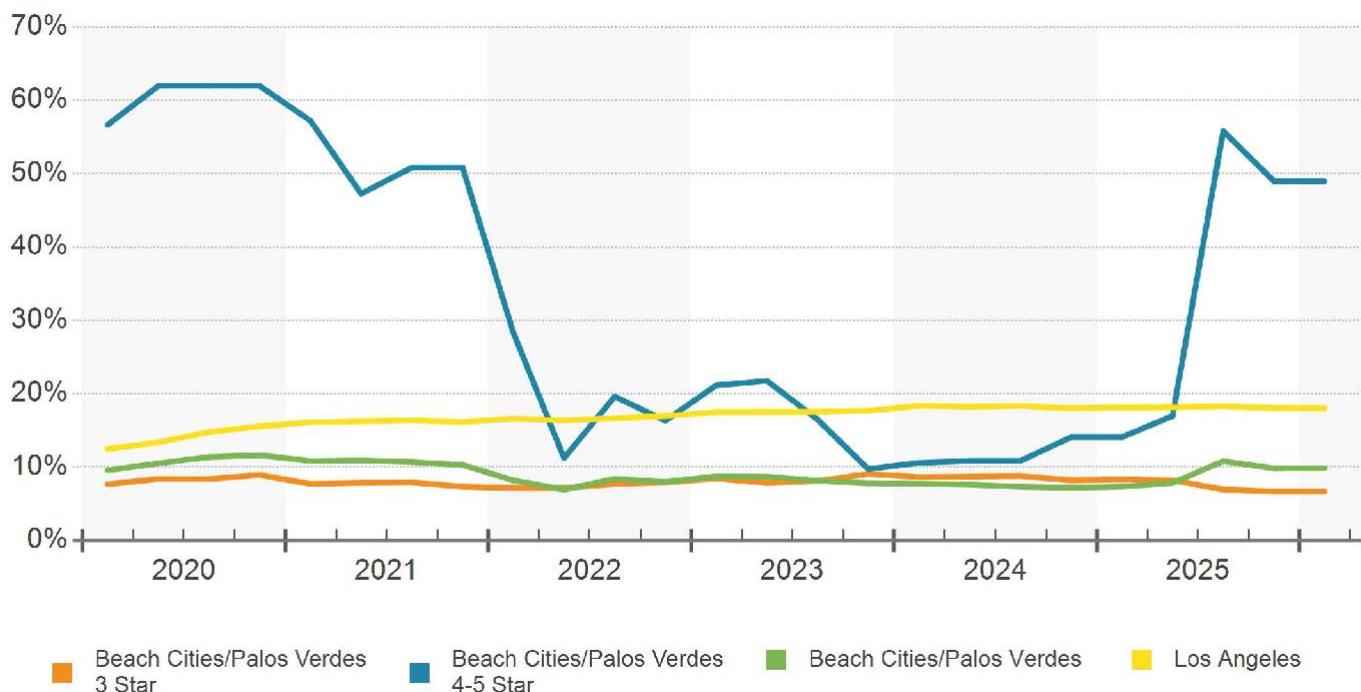
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



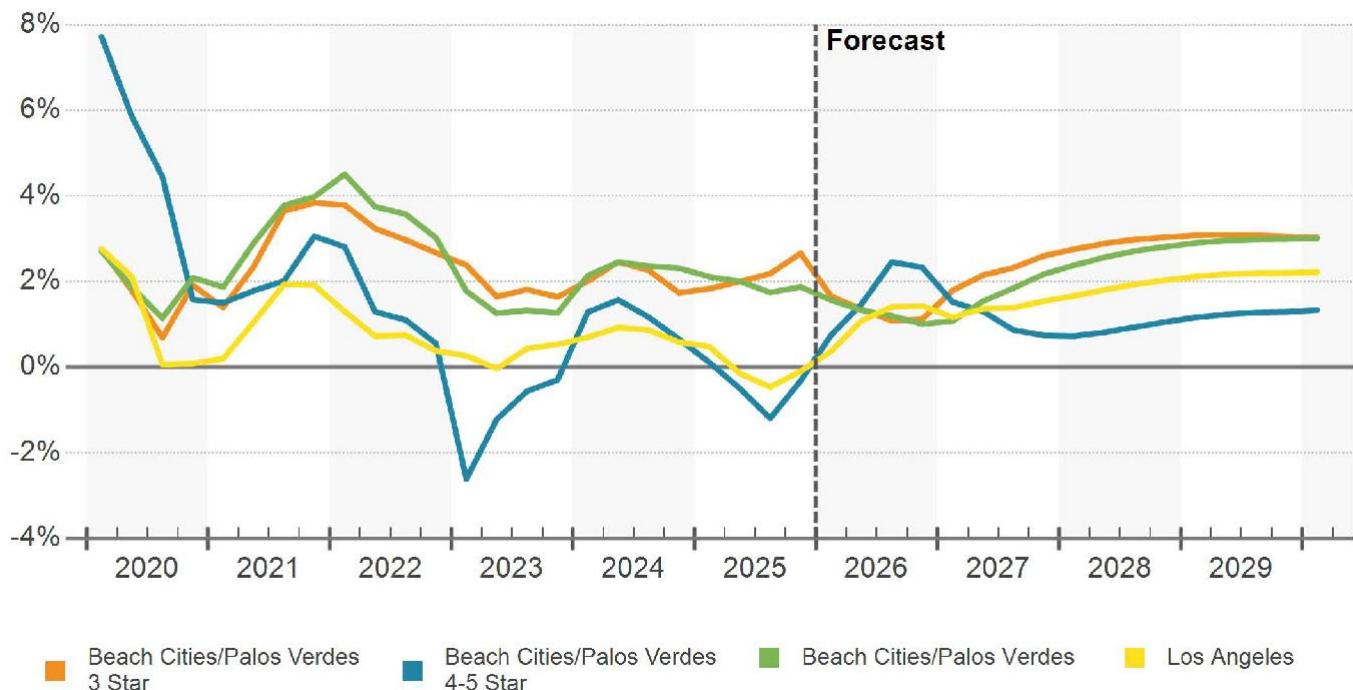
AVAILABILITY RATE



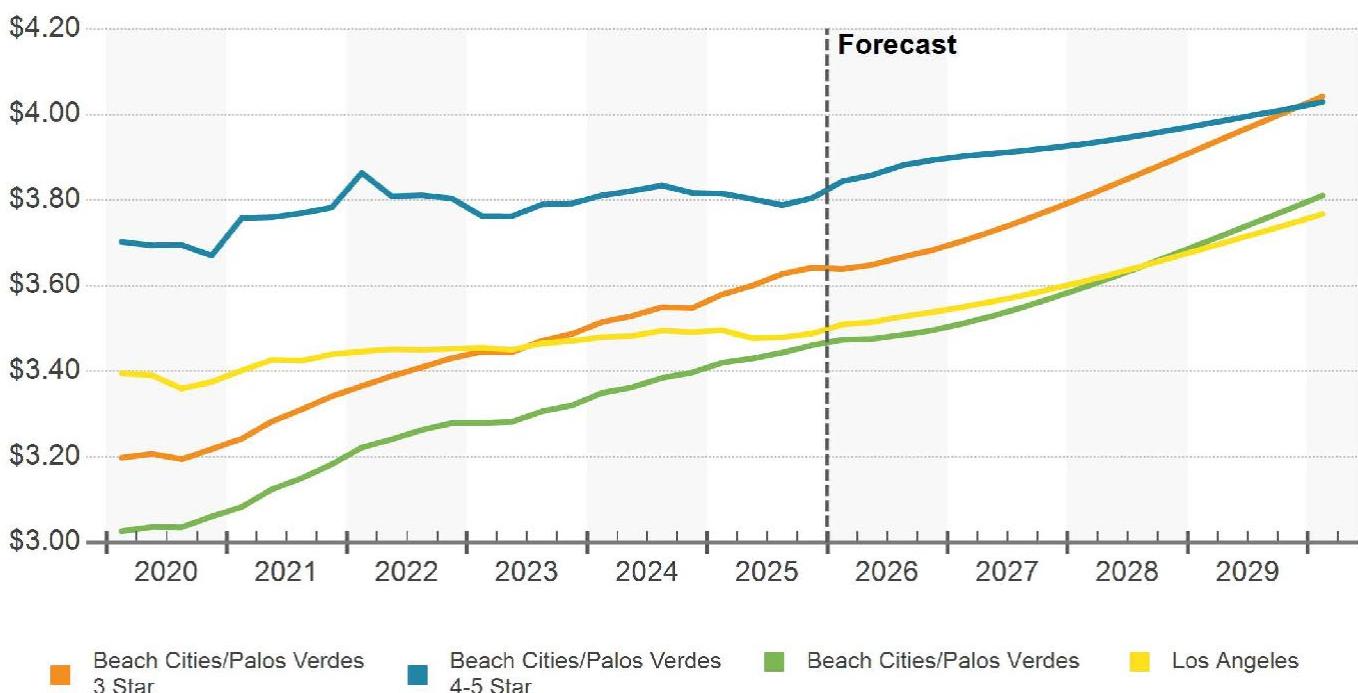
4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

| Property Name/Address | Rating | RBA | Deals | Leased SF | 12 Mo Vacancy | 12 Mo Net Absorp SF |
|---|--------|--------|-------|-----------|---------------|---------------------|
| Wedgewood 2015 Manhattan Beach Blvd | ★★★★★ | 82,100 | 1 | 6,203 | 11.1% | 6,203 |

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



Rent & Vacancy

Beach Cities/Palos Verdes Office

OVERALL RENT & VACANCY

| Year | Market Asking Rent | | | | Vacancy | | |
|------|--------------------|-------|----------|--------------|---------|---------|----------|
| | Per SF | Index | % Growth | Vs Hist Peak | SF | Percent | Ppts Chg |
| 2030 | \$3.90 | 162 | 3.0% | 12.6% | 594,376 | 9.3% | 0% |
| 2029 | \$3.78 | 157 | 3.0% | 9.3% | 596,692 | 9.3% | 0% |
| 2028 | \$3.67 | 153 | 2.8% | 6.1% | 599,535 | 9.4% | 0% |
| 2027 | \$3.57 | 149 | 2.2% | 3.2% | 602,468 | 9.4% | 0.1% |
| 2026 | \$3.50 | 146 | 1.0% | 1.0% | 598,970 | 9.3% | -0.1% |
| YTD | \$3.47 | 144 | 2.0% | 0.2% | 591,377 | 9.2% | -0.2% |
| 2025 | \$3.46 | 144 | 1.9% | 0% | 602,754 | 9.4% | 1.5% |
| 2024 | \$3.40 | 141 | 2.3% | -1.8% | 505,564 | 7.9% | -0.9% |
| 2023 | \$3.32 | 138 | 1.3% | -4.1% | 565,539 | 8.8% | 2.4% |
| 2022 | \$3.28 | 137 | 3.0% | -5.3% | 406,004 | 6.5% | -1.7% |
| 2021 | \$3.18 | 132 | 4.0% | -8.0% | 517,348 | 8.2% | -0.6% |
| 2020 | \$3.06 | 127 | 2.1% | -11.6% | 555,758 | 8.8% | 1.9% |
| 2019 | \$3 | 125 | 2.7% | -13.4% | 434,159 | 6.9% | 0.8% |
| 2018 | \$2.92 | 122 | 4.9% | -15.6% | 382,172 | 6.1% | 0% |
| 2017 | \$2.78 | 116 | 5.4% | -19.5% | 376,301 | 6.1% | 0.4% |
| 2016 | \$2.64 | 110 | 6.3% | -23.7% | 356,195 | 5.7% | -0.2% |
| 2015 | \$2.49 | 103 | 6.0% | -28.2% | 369,890 | 5.9% | -2.0% |
| 2014 | \$2.34 | 98 | 4.7% | -32.3% | 493,001 | 7.9% | -1.6% |

4 & 5 STAR RENT & VACANCY

| Year | Market Asking Rent | | | | Vacancy | | |
|------|--------------------|-------|----------|--------------|---------|---------|----------|
| | Per SF | Index | % Growth | Vs Hist Peak | SF | Percent | Ppts Chg |
| 2030 | \$4.08 | 158 | 1.5% | 6.8% | 283,992 | 46.6% | -0.9% |
| 2029 | \$4.01 | 155 | 1.3% | 5.2% | 289,192 | 47.5% | -0.8% |
| 2028 | \$3.96 | 153 | 1.1% | 3.8% | 294,642 | 48.3% | -0.8% |
| 2027 | \$3.92 | 152 | 0.7% | 2.8% | 300,113 | 49.1% | -0.1% |
| 2026 | \$3.89 | 151 | 2.3% | 2.0% | 301,608 | 49.2% | -3.0% |
| YTD | \$3.81 | 147 | -0.2% | -0.2% | 300,378 | 52.2% | 0% |
| 2025 | \$3.80 | 147 | -0.3% | -0.3% | 300,378 | 52.2% | 18.6% |
| 2024 | \$3.82 | 148 | 0.7% | 0% | 193,171 | 33.6% | -2.7% |
| 2023 | \$3.79 | 147 | -0.3% | -0.7% | 208,438 | 36.2% | 27.5% |
| 2022 | \$3.80 | 147 | 0.6% | -0.4% | 41,465 | 8.7% | -27.9% |
| 2021 | \$3.78 | 146 | 3.1% | -0.9% | 174,399 | 36.7% | -8.2% |
| 2020 | \$3.67 | 142 | 1.6% | -3.8% | 213,616 | 44.9% | 5.2% |
| 2019 | \$3.61 | 140 | 6.2% | -5.3% | 189,056 | 39.7% | -2.1% |
| 2018 | \$3.40 | 132 | 10.0% | -10.8% | 198,903 | 41.8% | -4.9% |
| 2017 | \$3.09 | 120 | 7.1% | -19.0% | 174,847 | 46.7% | -4.2% |
| 2016 | \$2.89 | 112 | 5.5% | -24.3% | 190,525 | 50.9% | -0.4% |
| 2015 | \$2.74 | 106 | 8.4% | -28.3% | 191,955 | 51.2% | -7.4% |
| 2014 | \$2.53 | 98 | 1.9% | -33.8% | 219,746 | 58.7% | -15.9% |

Rent & Vacancy

Beach Cities/Palos Verdes Office

3 STAR RENT & VACANCY

| Year | Market Asking Rent | | | | Vacancy | | |
|------|--------------------|-------|----------|--------------|---------|---------|----------|
| | Per SF | Index | % Growth | Vs Hist Peak | SF | Percent | Ppts Chg |
| 2030 | \$4.13 | 163 | 3.0% | 13.4% | 201,895 | 6.2% | 0.1% |
| 2029 | \$4.01 | 158 | 3.1% | 10.2% | 198,917 | 6.1% | 0.1% |
| 2028 | \$3.89 | 154 | 3.0% | 6.9% | 196,168 | 6.0% | 0.1% |
| 2027 | \$3.78 | 149 | 2.6% | 3.7% | 193,432 | 5.9% | 0.1% |
| 2026 | \$3.68 | 145 | 1.1% | 1.1% | 189,002 | 5.8% | -0.3% |
| YTD | \$3.64 | 144 | 2.5% | -0.1% | 184,808 | 5.6% | -0.4% |
| 2025 | \$3.64 | 144 | 2.7% | 0% | 198,185 | 6.0% | -0.4% |
| 2024 | \$3.55 | 140 | 1.7% | -2.6% | 210,499 | 6.5% | -0.4% |
| 2023 | \$3.49 | 138 | 1.6% | -4.3% | 224,632 | 6.9% | -0.2% |
| 2022 | \$3.43 | 135 | 2.7% | -5.8% | 231,884 | 7.1% | 0.5% |
| 2021 | \$3.34 | 132 | 3.8% | -8.3% | 214,833 | 6.6% | -1.0% |
| 2020 | \$3.22 | 127 | 1.9% | -11.6% | 247,332 | 7.6% | 2.4% |
| 2019 | \$3.16 | 125 | 3.0% | -13.3% | 168,852 | 5.2% | 1.7% |
| 2018 | \$3.07 | 121 | 4.0% | -15.8% | 112,278 | 3.5% | 0.8% |
| 2017 | \$2.95 | 116 | 3.9% | -19.0% | 86,894 | 2.7% | 0.6% |
| 2016 | \$2.84 | 112 | 6.7% | -22.0% | 66,517 | 2.1% | -0.4% |
| 2015 | \$2.66 | 105 | 6.6% | -26.9% | 79,246 | 2.5% | -1.2% |
| 2014 | \$2.50 | 99 | 5.2% | -31.4% | 117,811 | 3.7% | -0.7% |

1 & 2 STAR RENT & VACANCY

| Year | Market Asking Rent | | | | Vacancy | | |
|------|--------------------|-------|----------|--------------|---------|---------|----------|
| | Per SF | Index | % Growth | Vs Hist Peak | SF | Percent | Ppts Chg |
| 2030 | \$3.55 | 162 | 3.5% | 12.9% | 108,489 | 4.3% | 0% |
| 2029 | \$3.43 | 157 | 3.4% | 9.1% | 108,583 | 4.3% | 0% |
| 2028 | \$3.32 | 152 | 3.0% | 5.5% | 108,725 | 4.3% | 0% |
| 2027 | \$3.22 | 147 | 2.0% | 2.4% | 108,923 | 4.3% | 0% |
| 2026 | \$3.16 | 144 | 0.4% | 0.4% | 108,360 | 4.2% | 0.2% |
| YTD | \$3.17 | 145 | 2.0% | 0.7% | 106,191 | 4.2% | 0.1% |
| 2025 | \$3.15 | 144 | 1.4% | 0% | 104,191 | 4.1% | 0.1% |
| 2024 | \$3.10 | 142 | 3.7% | -1.4% | 101,894 | 4.0% | -1.2% |
| 2023 | \$2.99 | 137 | 1.2% | -4.9% | 132,469 | 5.2% | 0% |
| 2022 | \$2.96 | 135 | 4.3% | -6.0% | 132,655 | 5.2% | 0.3% |
| 2021 | \$2.83 | 129 | 4.5% | -9.9% | 128,116 | 4.9% | 1.3% |
| 2020 | \$2.71 | 124 | 2.5% | -13.8% | 94,810 | 3.6% | 0.7% |
| 2019 | \$2.65 | 121 | 1.1% | -15.9% | 76,251 | 2.9% | 0.2% |
| 2018 | \$2.62 | 120 | 4.8% | -16.8% | 70,991 | 2.7% | -1.7% |
| 2017 | \$2.50 | 114 | 7.2% | -20.6% | 114,560 | 4.4% | 0.6% |
| 2016 | \$2.33 | 106 | 5.9% | -26.0% | 99,153 | 3.7% | 0% |
| 2015 | \$2.20 | 100 | 4.5% | -30.1% | 98,689 | 3.7% | -2.1% |
| 2014 | \$2.10 | 96 | 4.9% | -33.1% | 155,444 | 5.8% | -0.6% |



Retail Submarket Report

Beach Cities/Palos Verdes

Los Angeles - CA USA

PREPARED BY



Brian Campbell
Managing Partner/ CEO



Overview

Beach Cities/Palos Verdes Retail

12 Mo Deliveries in SF

0

12 Mo Net Absorption in SF

(66.8K)

Vacancy Rate

5.6%

Market Asking Rent Growth

-2.0%

The Beach Cities/Palos Verdes Submarket consists of Manhattan Beach, Redondo Beach, and the Palos Verdes Peninsula in the west and the San Pedro neighborhood in the east. Due to the presence of coastal communities and corporate offices, many high-income households live in the area, which supports stronger spending power potential.

There are several tourist destinations, including The Strand in Manhattan Beach; Palos Verdes Drive, which has many high-end resorts and golf courses; and Harbor Boulevard in San Pedro, which has maritime activities including museums, cruise terminals, the port of Los Angeles, and the San Pedro's Port O' Call Village, which is being redeveloped into the West Harbor Complex.

Retail vacancies have edged higher in recent quarters as local shops face mounting cost pressures—rising rents, wages, insurance, and goods—leading some to forgo lease renewals. Leasing activity is slowing, and in 2025 stood at almost half the 2015-2019 annual average. Looking ahead, the house view has the vacancy rate stable in the 5% range for the foreseeable future.

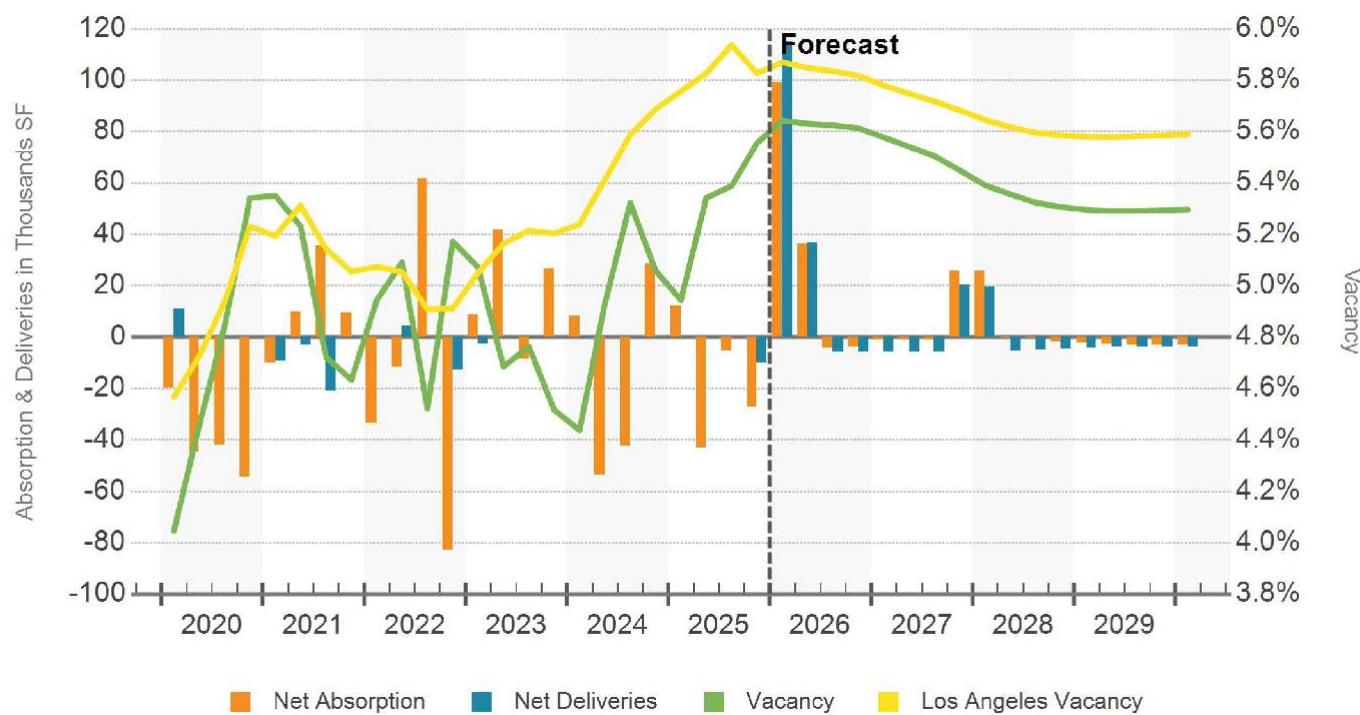
Average retail market rents are slightly higher than the metro average, averaging \$40.00/SF NNN, which is \$3/SF above the metro average. Inflation and rising rents have squeezed profitability for local restaurants and mom-and-pop retailers, which typically operate on thin margins. This is limiting tenants' ability to absorb additional increases. Annual rent growth today stands at -2.0%, the worst mark since 2011. Rents have adjusted by 20.0% over the past decade. Under the house view, rent growth is not anticipated to return to the long-term benchmark, 1.5%, until the end of 2028.

Among Greater L.A. submarkets, the Beach Cities/Palos Verdes Submarket has one of the highest levels of space underway. Almost all of it is The Ratkovich Company's redevelopment of West Harbor in San Pedro's Ports O' Call Village. As part of the Port of Los Angeles, West Harbor will be a dining and entertainment venue with one mile of direct waterfront access facing the shipping terminals. The project is scheduled to be completed in early 2026. Less than 20% of the 210,000 SF underway is available for lease, which means the vacancy rate is not anticipated to be meaningfully impacted once the project completes.

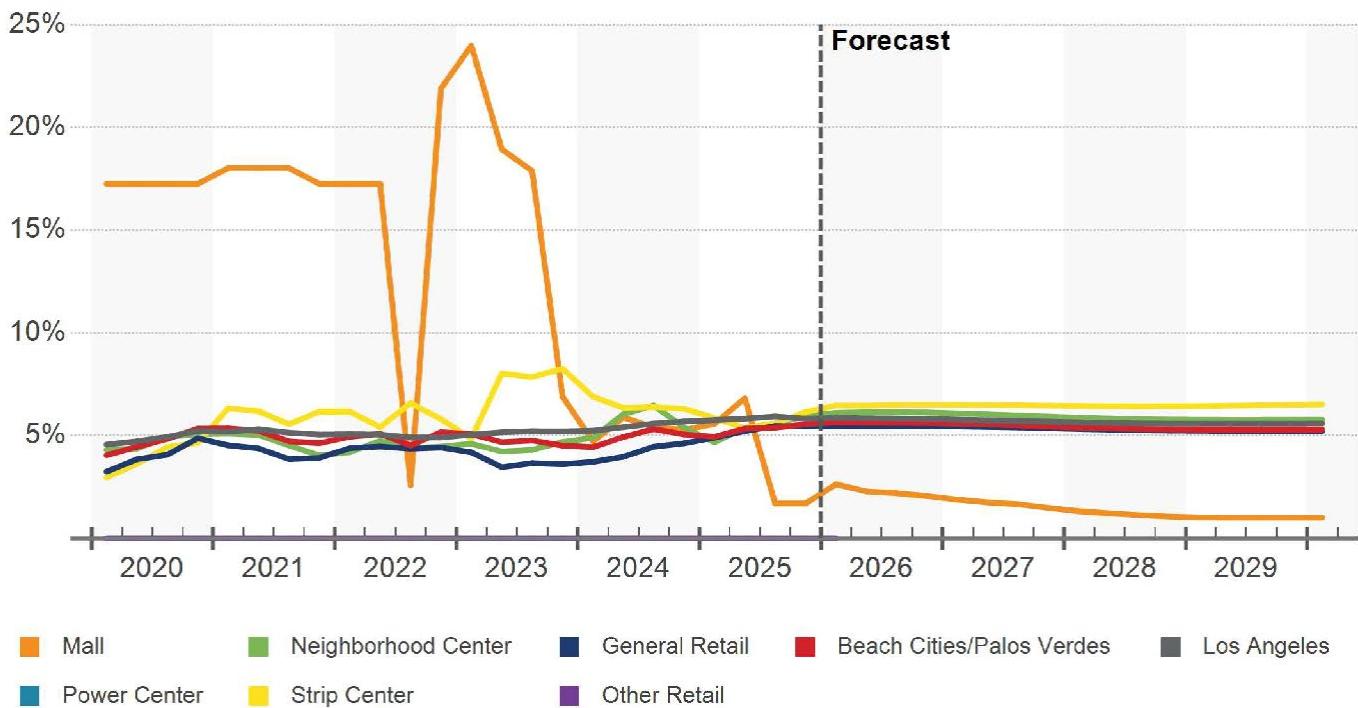
KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Asking Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|---------------------------|------------|--------------------|--------------------|-------------------|-------------------|---------------|--------------------|
| Malls | 375,168 | 1.7% | \$2.97 | 8.2% | 0 | 0 | 208,020 |
| Power Center | 0 | - | - | - | 0 | 0 | 0 |
| Neighborhood Center | 3,479,350 | 6.0% | \$3.58 | 7.4% | (1,100) | 0 | 0 |
| Strip Center | 1,042,033 | 6.4% | \$3.15 | 6.4% | (2,250) | 0 | 0 |
| General Retail | 5,926,631 | 5.5% | \$3.24 | 6.3% | 390 | 0 | 0 |
| Other | 0 | - | - | - | 0 | 0 | 0 |
| Submarket | 10,823,182 | 5.6% | \$3.33 | 6.8% | (2,960) | 0 | 208,020 |
| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
| Vacancy | 0.5% (YOY) | 4.4% | 5.4% | 6.1% | 2010 Q4 | 2.6% | 2006 Q1 |
| Net Absorption SF | (66.8K) | (2,029) | 24,733 | 160,511 | 2014 Q3 | (160,591) | 2020 Q4 |
| Deliveries SF | 0 | 26,866 | 44,932 | 236,170 | 2008 Q2 | 0 | 2025 Q4 |
| Market Asking Rent Growth | -2.0% | 1.5% | 1.1% | 4.6% | 2007 Q2 | -5.0% | 2009 Q4 |
| Sales Volume | \$138M | \$115M | N/A | \$271.4M | 2022 Q4 | \$14.2M | 2009 Q4 |

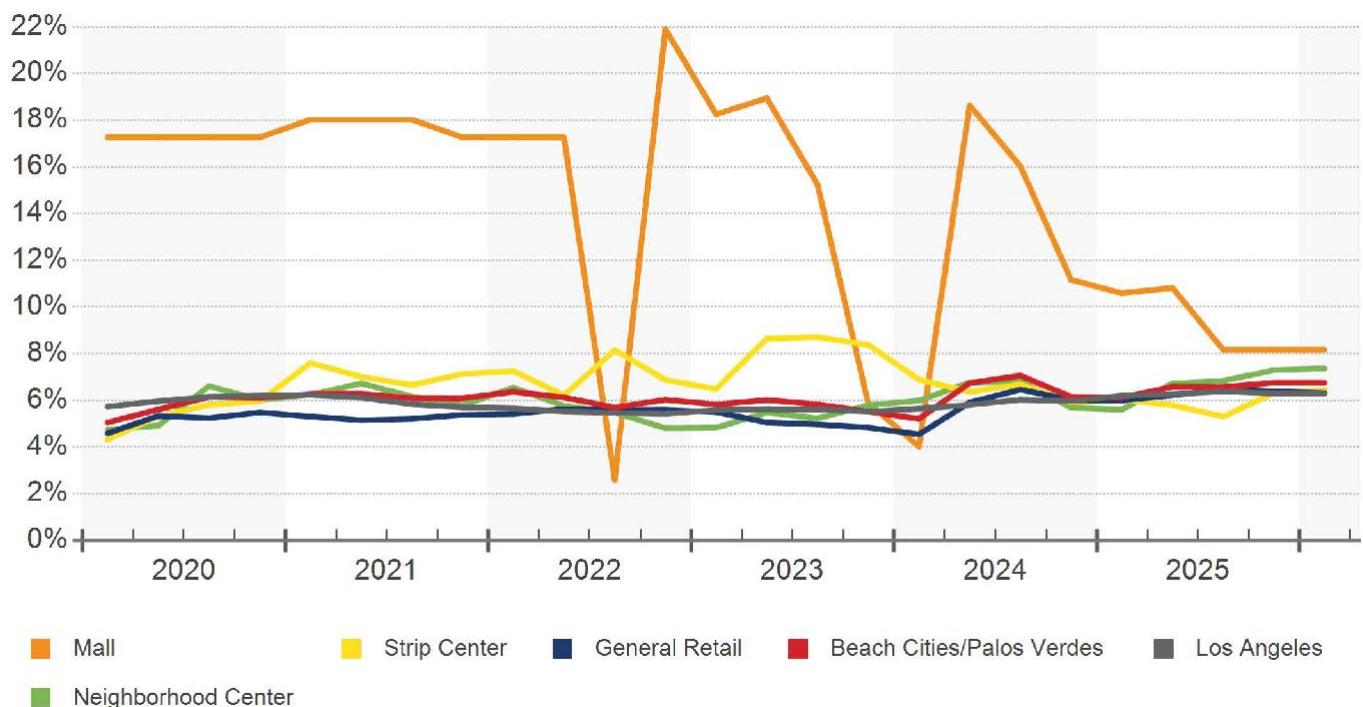
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



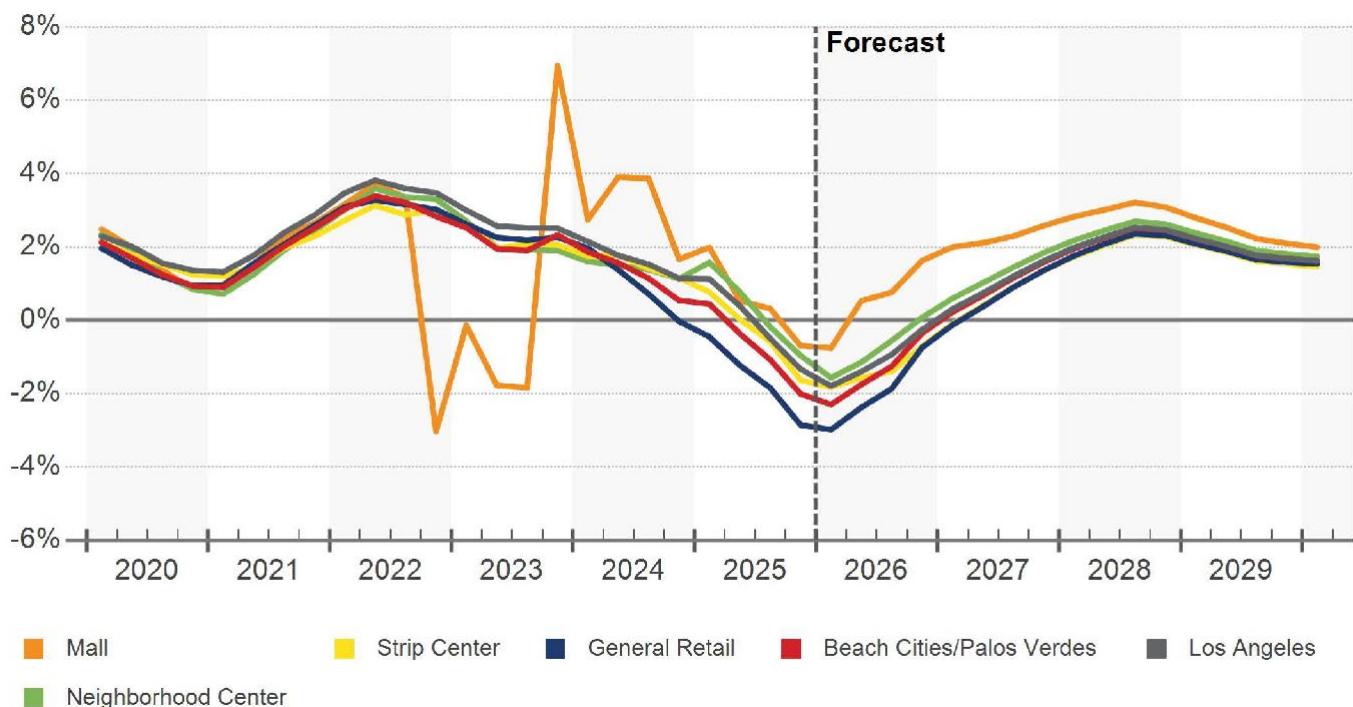
AVAILABILITY RATE



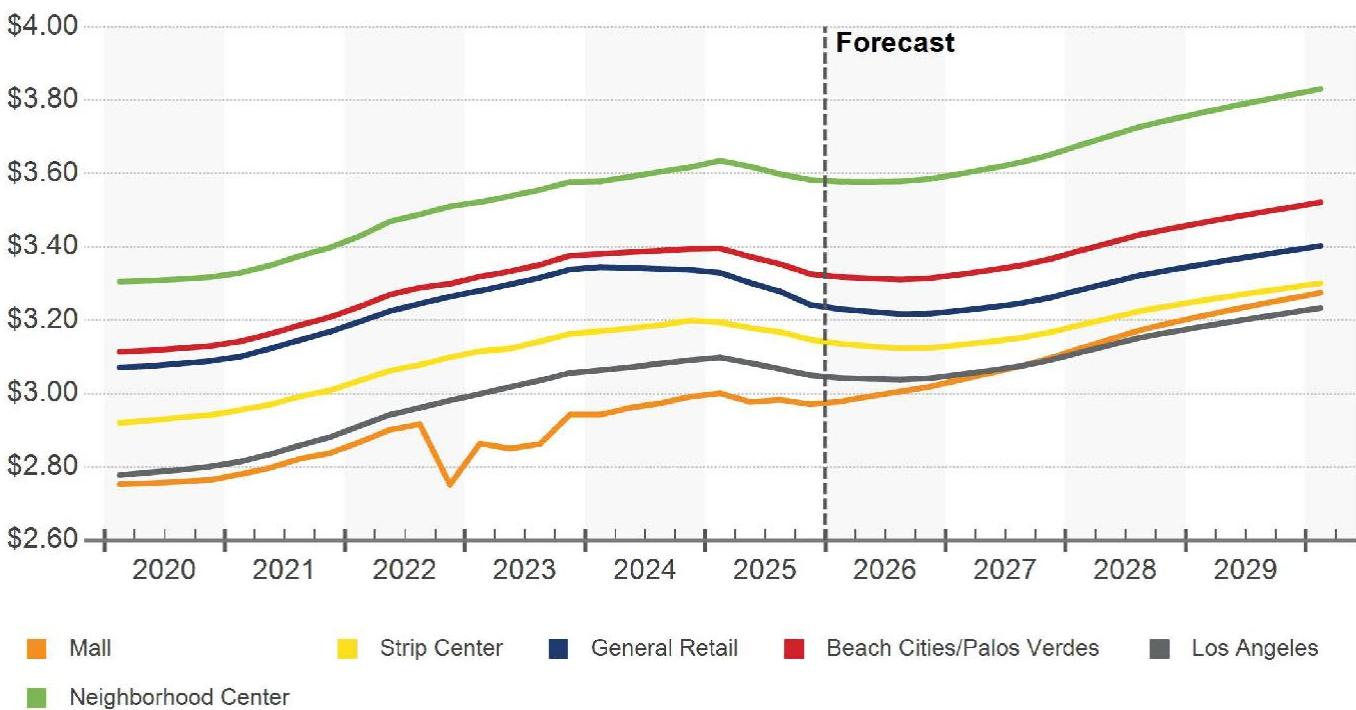
4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

| Property Name/Address | Rating | GLA | Deals | Leased SF | 12 Mo Vacancy | 12 Mo Net Absorp SF |
|--|--------|---------|-------|-----------|---------------|---------------------|
| 1802-1820 S Pacific Coast Hwy | ★★★★★ | 22,291 | 2 | 6,956 | 16.2% | 6,956 |
| 219 Ave I | ★★★★★ | 9,000 | 1 | 675 | 12.3% | (1,850) |
| Metlox Center 451 Manhattan Beach Blvd | ★★★★★ | 45,660 | 1 | 2,069 | 13.8% | (2,123) |
| 403-419 N Pacific Coast | ★★★★★ | 102,000 | 2 | 3,210 | 6.0% | (3,104) |

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET





Retail Market Report

Los Angeles - CA USA

PREPARED BY



Brian Campbell
Managing Partner/ CEO



Overview

Los Angeles Retail

KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Asking Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|---------------------------|--------------------|--------------------|--------------------|-------------------|-------------------|---------------|--------------------|
| Malls | 40,027,126 | 10.0% | \$3.74 | 6.8% | 5,731 | 0 | 208,020 |
| Power Center | 22,518,009 | 5.1% | \$3.02 | 6.5% | (52,297) | 0 | 0 |
| Neighborhood Center | 101,210,811 | 6.8% | \$2.96 | 7.7% | (60,468) | 0 | 38,878 |
| Strip Center | 36,133,653 | 5.6% | \$2.77 | 6.4% | (3,527) | 0 | 104,030 |
| General Retail | 243,466,787 | 4.9% | \$3.02 | 5.6% | (89,470) | 0 | 204,666 |
| Other | 2,490,742 | 6.4% | \$3.10 | 7.7% | (3,010) | 0 | 0 |
| Market | 445,847,128 | 5.9% | \$3.05 | 6.3% | (203,041) | 0 | 555,594 |
| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
| Vacancy | 0.2% (YOY) | 4.7% | 5.7% | 5.9% | 2025 Q3 | 2.9% | 2007 Q3 |
| Net Absorption SF | (1M) | 374,623 | (264,300) | 6,336,963 | 2007 Q1 | (4,134,571) | 2009 Q3 |
| Deliveries SF | 455K | 1,938,450 | 252,136 | 6,244,381 | 2008 Q3 | 347,427 | 2025 Q2 |
| Market Asking Rent Growth | -1.3% | 1.5% | 1.1% | 5.2% | 2007 Q2 | -5.0% | 2009 Q4 |
| Sales Volume | \$4.1B | \$3.7B | N/A | \$7.4B | 2022 Q3 | \$1B | 2010 Q1 |

Leasing

Los Angeles Retail

The Los Angeles area's retail market has faced several headwinds in recent years that have restrained space demand. Softer economic fundamentals than most U.S. metros and elevated housing costs have left residents less confident in spending. Additionally, high interest rates have weighed on operational costs and business formation.

Spaces ranging from 5,000 to 25,000 square feet have seen an increase in availability this year, primarily due to the closure of major national retailers such as Joann, Party City, Rite Aid, CVS, and Claire's. Some examples of tenants backfilling these vacated locations include Dollar Tree, Trader Joe's, Vons, and Planet Fitness. This activity aligns with a broader national trend in which discount and value-oriented retailers are expanding, as well as fitness concepts and grocery stores. There has been a notable shift toward greater budget consciousness among consumers amid current economic conditions.

Within the market, occupancy rates are lower in urban areas compared to suburban locations. Santa Monica, West Hollywood, and Downtown Los Angeles have higher availability rates, with Santa Monica at 15.3%, West Hollywood at 10.6%, and Downtown at 10.0%. These urban areas have experienced slower demand growth in recent years, partly due to delayed recovery in

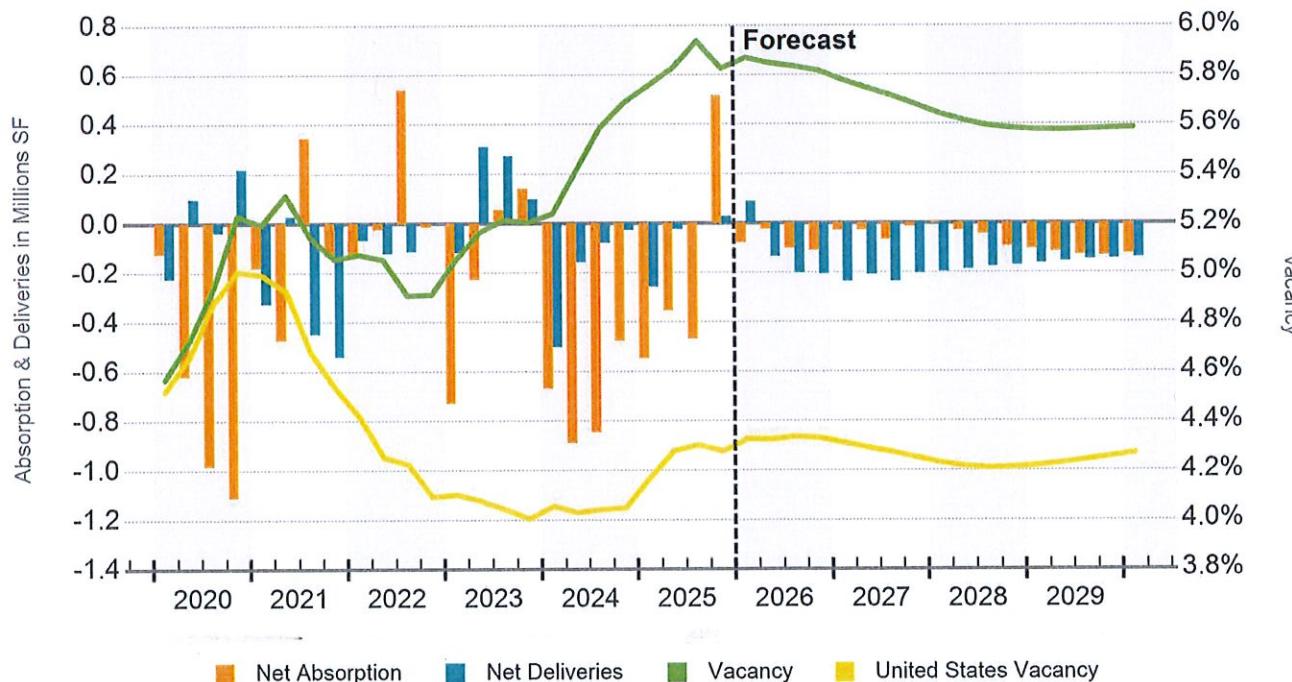
international tourism following the pandemic and ongoing concerns related to homelessness, safety, and crime. Nordstrom at Third Street Promenade in Santa Monica closed in August after 15 years, adding 132,000 SF of availability to the market. In contrast, Glendale, Torrance, and San Gabriel Valley report lower availability rates, approximately 4%.

Retailers are still hunting for the best and newest spaces. Only around 10% of the total available space in Los Angeles is in Class A properties. Similarly, the newest retail spaces account for only 4% of the total available space in the region.

What retail space is available skews toward older, lower-quality properties. About 61% of total availabilities are in properties built before 1980, and properties that were built before 1980 make up 54% of total inventory. The average age of properties that have become available this year is nearly 60 years.

Current conditions look unlikely to change soon. Vacancy will likely rise softly, restrained by redevelopment into high and better use, although availability should rise as closures ripple across the region through the end of the year. The economic and demographic factors underpinning recent underperformance may continue to persist and impede tenant demand.

NET ABSORPTION, NET DELIVERIES & VACANCY



Rent

Los Angeles Retail

Rent growth has measured -1.3% in the past year, compared to 1.9% nationally, and rents have increased 8.9% cumulatively in the past five years in Los Angeles versus 17.6% across the U.S. The last time rent growth was negative in Los Angeles was over a decade ago in 12Q1.

Soft demand given the current economic climate is one reason for weak pricing power. Another factor limiting landlords' capacity to increase rents is the added financial pressure retailers are experiencing due to escalating labor costs. With many employees paid at the local minimum wage, the disparity between Los Angeles's minimum wage and the federal minimum wage has grown substantially—from 15% in 2009 to just over 230% at present. Currently, fast food workers statewide earn a minimum wage of \$20 per hour, while the general minimum wage in the area approaches \$18 per hour.

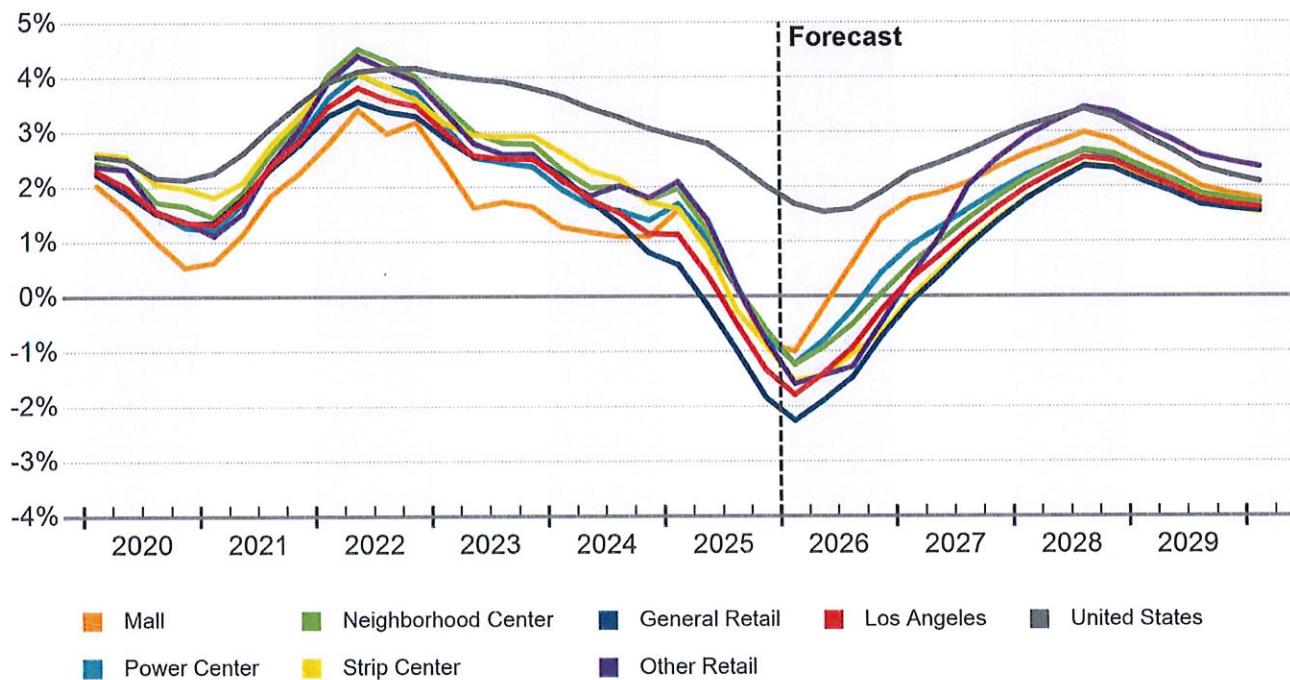
Looking at performance within the market, momentum is soft across all of Los Angeles, but more suburban locations are generally faring better. The San Fernando Valley and areas of the San Gabriel Valley have posted some of the smallest decreases in annual rent growth of all submarkets, maintaining relatively flat rent growth annually. These locations typically have lower availability

rates and have been less reliant on international tourism. They have been less exposed to homelessness and crime, which is more pronounced in more urban locations. In contrast, many more urban locations with higher availability rates, including those in Westwood, Miracle Mile, and West Hollywood, have recorded steeper year-over-year losses for three consecutive quarters and are trending negatively to end the year.

The Los Angeles retail market has some of the highest rents for space in the nation at \$37.00/SF NNN, about 42% above the national average. Rental rates within the market vary widely by location. Rents are highest in submarkets that depend more on tourism or have more affluent demographics. Average rents are highest in Beverly Hills, around \$100/SF NNN. Santa Monica and West Hollywood have average monthly rents of around \$70/SF NNN. In contrast, the more affordable, suburban submarkets, including the Mid-Cities and Southeast Los Angeles, have asking rates below the metro average closer to \$30/SF NNN.

Rent growth is forecast to underperform the long-term benchmark, which has been 1.5%, through at least 2026, by which time the demand environment is forecast to improve.

MARKET ASKING RENT GROWTH (YOY)



Economy

Los Angeles Retail

As the nation's second largest metropolitan area, Los Angeles possesses a robust and multifaceted economy encompassing key sectors such as entertainment, tourism, international trade, fashion, and aerospace. The city benefits from a high concentration of creative professionals and entrepreneurial activity, which supports strong business formation and elevated levels of self-employment. Demographically, Los Angeles is highly diverse in terms of race, ethnicity, educational attainment, income, and wealth. The region also hosts several prominent institutions of higher education, including the University of Southern California (USC), the University of California, Los Angeles (UCLA), and the California Institute of Technology (Caltech), serving as significant sources of talent.

Outmigration has been a significant challenge to the Los Angeles economy, as the city contends with declining population growth. The population declined for consecutive years during 2021-2023, but 2024 posted a net positive population gain of 40,000, which could potentially be the beginning of a recovery.

Disputes between workers and employers have arisen in recent years across various industries. Most recently in April over 50,000 LA County workers went on strike, representing health care, social services, public works, and many others. Los Angeles' high cost of living exacerbates labor disputes and motivates outmigration, with the median listing price for homes in Los Angeles County over \$1 million and some of the highest apartment rents nationally. The metro is among the least affordable nationally and globally based on home-price-to-income ratios.

The entertainment sector accounts for around a fifth of the metro's total economic output. It has been slow to rebound from the actors' and writers' strikes of 2023, and production has slowed from increased competition from more cost-effective locations worldwide. In response, Governor Newsom doubled the Film and Television Tax Credit program this past July to \$750 million, which is

projected to bring in an estimated \$1.1 billion in economic activity to the state. Though it is a state-wide credit, Los Angeles will be the primary beneficiary as the majority of the 22 television shows will be filmed and produced in Los Angeles.

The transportation sector is another critical economic anchor, with the Los Angeles and Long Beach ports forming the nation's largest port complex and handling about a quarter of U.S. container ships. Much of the activity involves trade with China, making the region sensitive to tariff changes, which impact job numbers and industrial demand. Fluctuating trade flows due to tariffs may reduce transportation employment and temper demand for industrial space.

With 50 million visitors a year, tourism is important for the local economy, stimulating nearly \$35 billion in the local business community and supporting over a half-million jobs, according to the Los Angeles Tourism & Convention Board. Stores, restaurants, and lodging in tourist hotspots like Downtown L.A., Hollywood, Beverly Hills, and Santa Monica depend on visitor spending. Recently, Mayor Bass approved a \$2.6 billion plan to expand and renovate the LA Convention Center, which is estimated to create more than 15,000 jobs and draw in over \$150M in additional visitor spending each year. Ground broke in early October and is aiming for completion prior to the 2028 Olympics.

The wildfires in January 2025 represent one of the costliest national disasters in U.S. history. The resulting devastation will create economic headwinds for years in what is likely to be a drawn-out rebuilding process. A report commissioned by the Southern California Leadership Council and LA County Economic Development Corporation estimated property losses between \$28 and \$54 billion. Additionally, the fires could lead to billions in labor income reductions, significant losses in tax revenue, and business disruptions. The pace of rebuilding will be a critical determinant of the extent of economic losses.

Economy

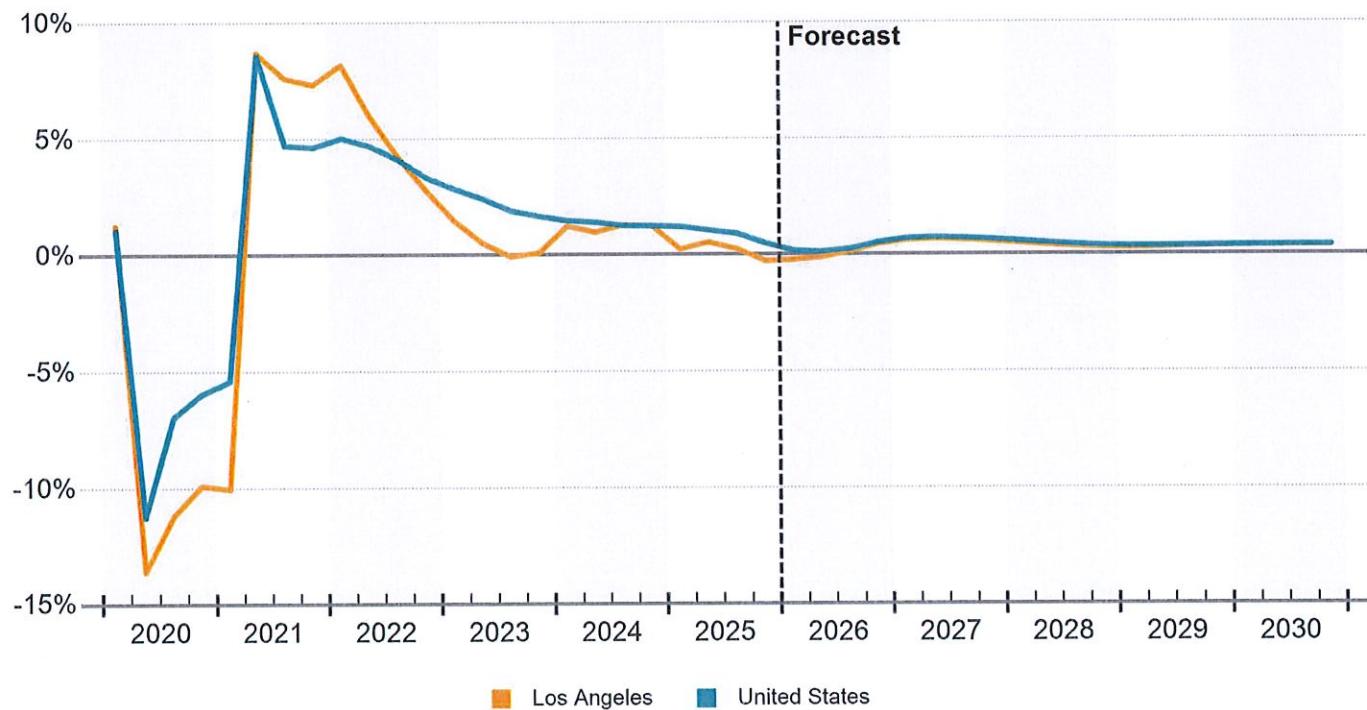
Los Angeles Retail

LOS ANGELES EMPLOYMENT BY INDUSTRY IN THOUSANDS

| Industry | CURRENT JOBS | | CURRENT GROWTH | | 10 YR HISTORICAL | | 5 YR FORECAST | |
|--|--------------|------------|----------------|--------------|------------------|--------------|---------------|--------------|
| | Jobs | LQ | Market | US | Market | US | Market | US |
| Manufacturing | 296 | 0.8 | -3.43% | -0.97% | -2.15% | 0.24% | -0.54% | 0.24% |
| Trade, Transportation and Utilities | 808 | 1.0 | -1.07% | 0.26% | -0.17% | 0.78% | 0.16% | 0.26% |
| Retail Trade | 401 | 0.9 | 0.07% | 0.49% | -0.42% | -0.02% | 0.17% | 0.16% |
| Financial Activities | 205 | 0.8 | -1.73% | 0.35% | -0.61% | 1.21% | -0.05% | 0.34% |
| Government | 591 | 0.9 | -0.57% | -0.42% | 0.48% | 0.60% | 0.23% | 0.33% |
| Natural Resources, Mining and Construction | 151 | 0.6 | -1.39% | -0.11% | 1.16% | 1.92% | 0.20% | 0.63% |
| Education and Health Services | 1,030 | 1.3 | 3.65% | 2.66% | 3.16% | 2.16% | 0.73% | 0.52% |
| Professional and Business Services | 639 | 1.0 | -2.67% | -0.07% | 0.65% | 1.22% | 0.22% | 0.62% |
| Information | 186 | 2.2 | -0.30% | -0.02% | -1.30% | 0.60% | 0.57% | 0.30% |
| Leisure and Hospitality | 538 | 1.1 | -0.64% | 0.55% | 0.78% | 1.02% | 1.17% | 0.88% |
| Other Services | 157 | 0.9 | 0.50% | 0.91% | 0.32% | 0.70% | 0.46% | 0.22% |
| Total Employment | 4,603 | 1.0 | -0.28% | 0.45% | 0.63% | 1.10% | 0.40% | 0.46% |

Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

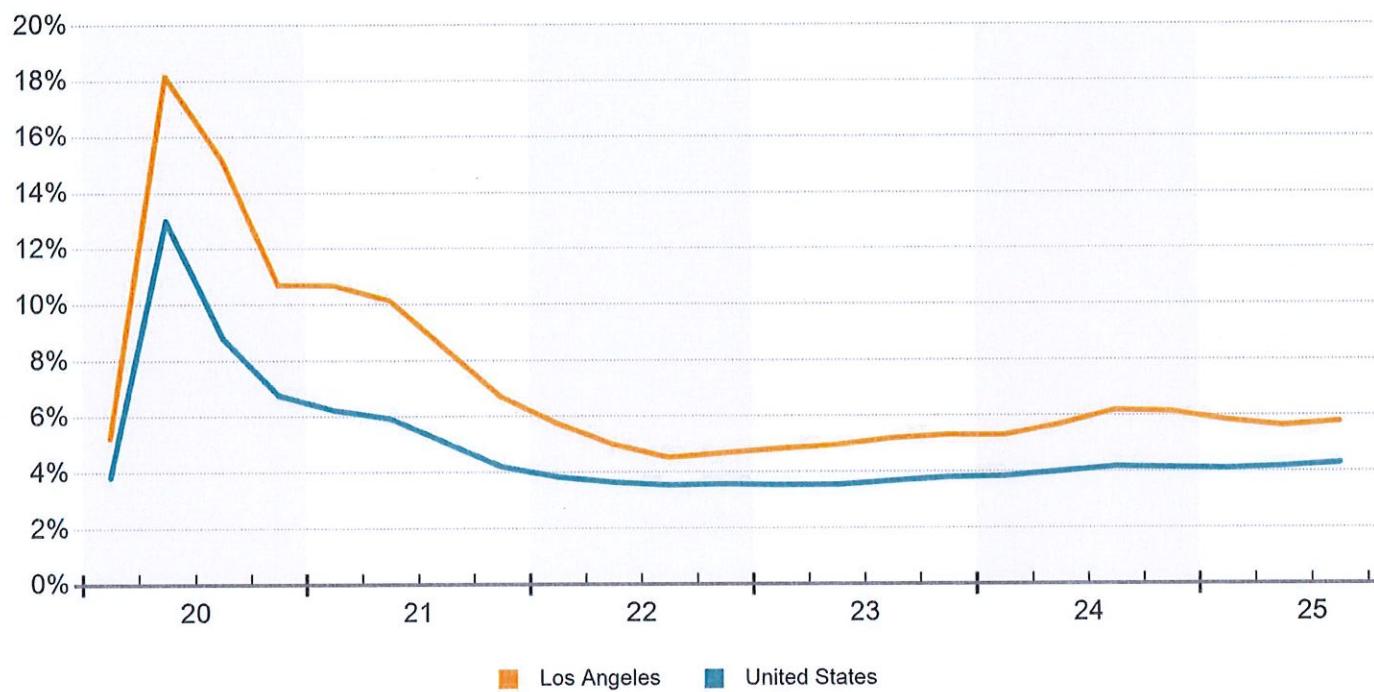


Source: Oxford Economics

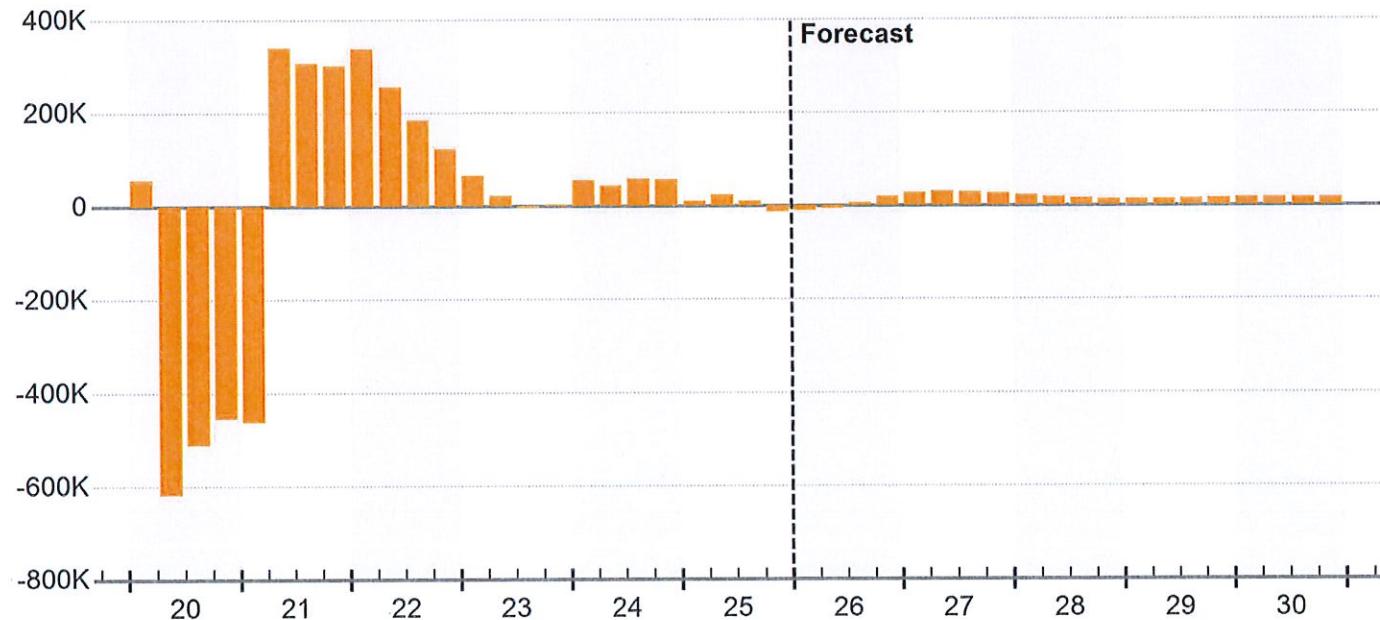
Economy

Los Angeles Retail

UNEMPLOYMENT RATE (%)



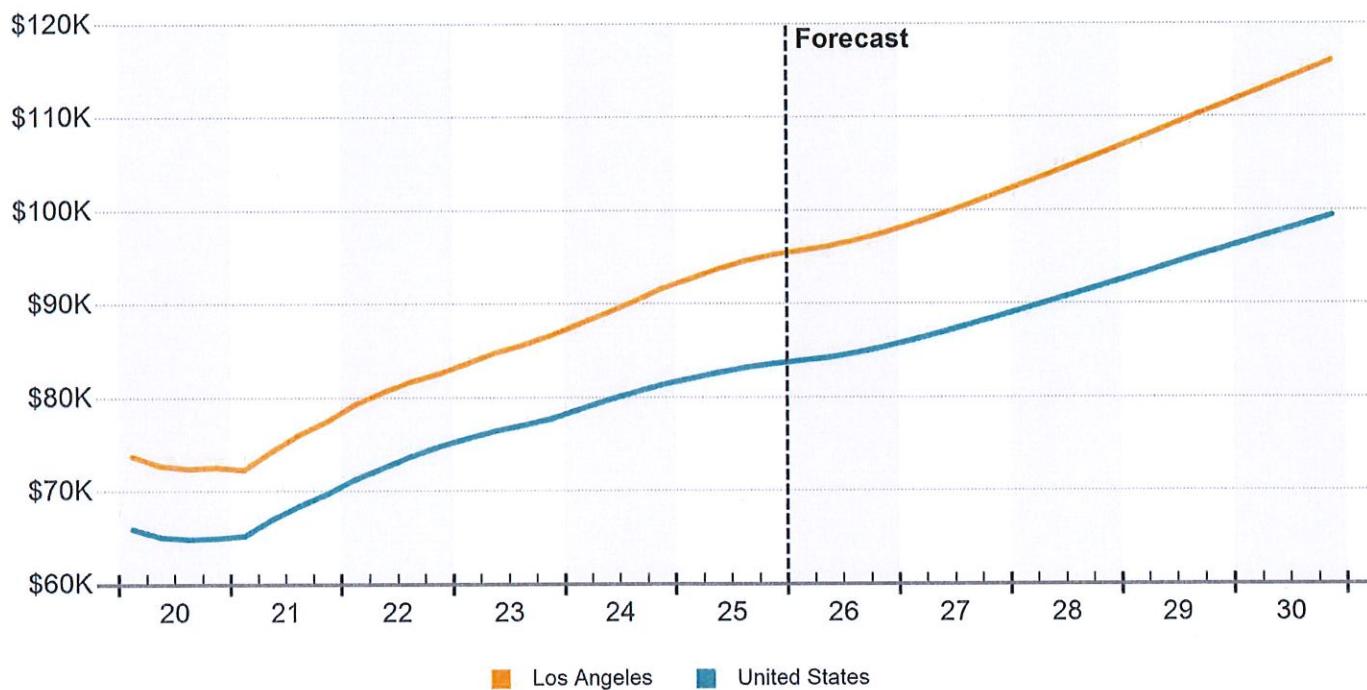
NET EMPLOYMENT CHANGE (YOY)



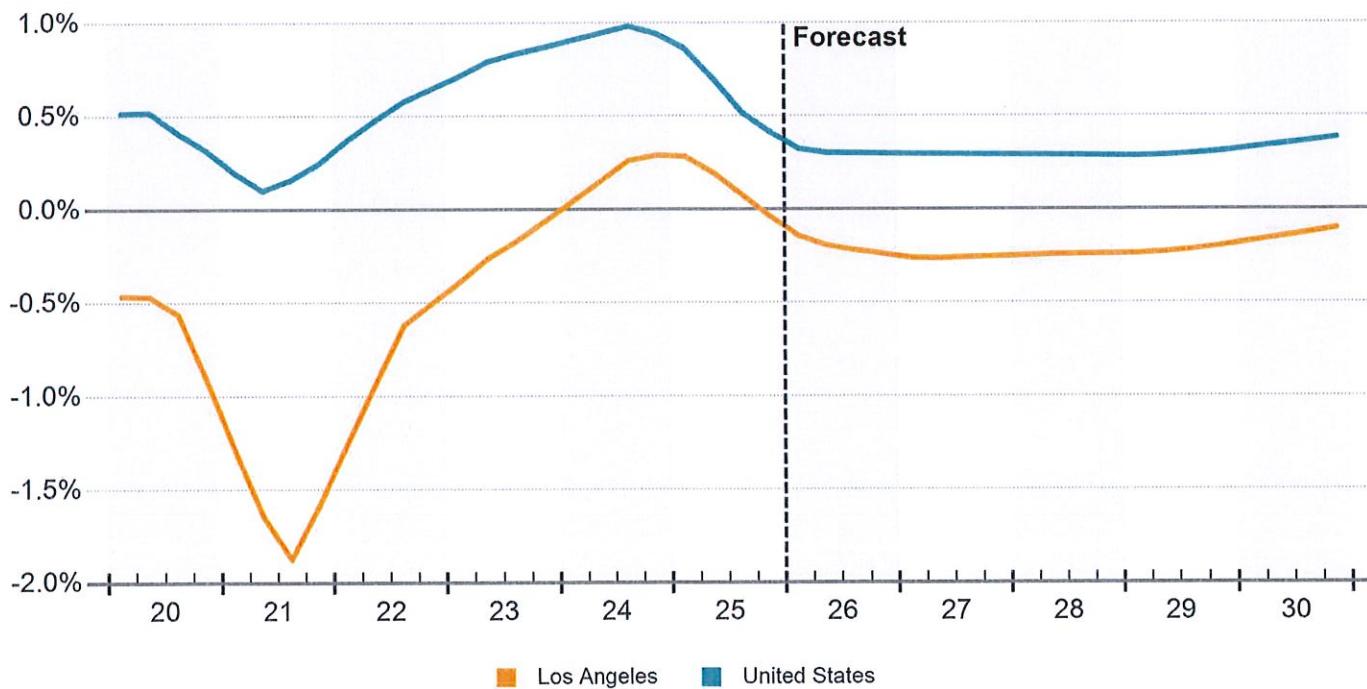
Economy

Los Angeles Retail

MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)





Administrative Report

M.1., File # HC26-0034

Meeting Date: 1/12/2026

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

1.12.26

Updates:

- Sea Bass Grow Pens – The sea bass were transported to the pens on November 20th. Staff is planning a ribbon cutting ceremony for the end of January.
- New Grants:
 - Staff is working on the RFP and the environmental review documents for the \$1.4 million dollar grant from HUD to fund improvements to Basin III slips and dock infrastructure.
 - Staff released the RFP for the LCP Amendment, funded by the City's Coastal Commission grant, and will be accepting proposals from consultants through the end of January. This project includes updating our sea level rise assessment from 2019 and a reorganization of our existing LCP.
 - Staff received the fully executed SAVE grant agreement and met with the marina managers in early January to kick off the next round of funding.
- New Public Boat Launch Project – On November 4th, City Council recommended Option E as the preferred location for the boat launch and on November 18th approved a resolution for Staff to apply for the DBW grant. The consultant is working on the grant application (due February 2, 2026) and has started the technical studies for CEQA.
- Courtesy Dock – The Courtesy Dock preparations are underway and it should be ready in 1-2 months.
- Breakwater Repair Project – The Army Corps has selected a contractor for this work. The project is anticipated to start in March (possibly February if the weather cooperates) and end in June. The vendor is already under contract and can mobilize quickly if any urgent repairs to the breakwater are needed this winter. Staff reached out to the Army Corps to schedule a meeting with the stakeholders to discuss project specifics.

Topics for next meeting in January

- The next Harbor Commission meeting is scheduled for February 9, 2026.
The public safety officers will provide a brief report to Harbor Commission.