

# HARBOR COMMISSION

## Director's Report

03.10.25

### 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. Revisions are expected in the coming weeks at which point staff will organize a subcommittee meeting 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 serving Seaside Lagoon, California Surf Club, R10 Restaurant, and King Harbor Cantina is currently receiving improvements. The surface parking lot payment method will convert from a staff operated toll booth to electronic pay stations and pay-by-phone app and will include some ADA improvements as well. The project is being performed in two phases. The first phase is underway now and is slated to be complete in before April 1st. The first phase consists of the improvements to the northern half of the parking lot serving Seaside Lagoon and CA Surf Club. Improvements include ADA upgrades to the parking lot to include additional ADA accessible parking stalls, new ADA path of travel routes connecting the ADA parking stalls to building entrances, new ADA compliant sidewalks in front of the California Surf Club

buildings and along the sidewalk connecting the surf club buildings to Harbor Drive, new asphalt slurry, and new striping. Again, the improvements to the northern section of the parking lot will be complete before California Surf Club opens on April 1st. At this time, the control arms on the existing toll booth have been adjusted in the up position and the booth is no longer be staffed. Parking within the lot is free and will continue to be free until such time that phase 2 is complete.

The second phase of the project includes installation of three electronic pay stations (two in the northern section and one in the southern section) as well as signage for pay-by-app ability. The second phase also includes demolition of the toll booth and restriping the parking stalls on the southern section. We expect the second phase to be complete by the end of April at which time users of the parking lot will be required to pay via the pay stations or app. The parking lot will be monitored by parking enforcement at the completion of phase 2.

Finally, city staff is converting a portion of the dock in front of the Foss building into a pay-by-the-hour dinghy dock. This conversion will be included in the phase 2 portion of the parking lot project.

- Breakwall Repairs - In August 2024, the US Army Corp of Engineers let City staff know of a delay to the project due to a permitting issue with the State Water Board. Then, in January 2025, an executive order by President Trump froze all federal grant requests and both the U.S. Army Corp of Engineers and City staff were uncertain how the executive order affected the breakwall repair project, which was past the “grant request” phase and was already approved for funding. On March 3, representatives from the US Army Corp notified city staff that the project had avoided the “freeze” and was back on track for construction. The plans and specifications are being finalized by the US Army in the coming weeks and we have started coordinating construction staging areas within the Harbor. Preferred 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 is expected to begin by the summer.
- International Boardwalk Pavers – The project to replace the old black asphalt along International Boardwalk in favor of new pavers was completed in late 2024 and celebrated on January 29,2025 during a ribbon

cutting ceremony to cover a plethora of improvements along International Boardwalk including a new mural, the pavers, new landscape planters, new benches and trash cans, new railings, and more. During the last Harbor Commission meeting, at least one Commissioner mentioned that some of the pavers had started to crack. WED staff consulted with Public Works staff and verified the issue. The subject pavers are included under a warranty and the vendor that supplied the paver stones will be sending pallets for replacement efforts.

- 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 and the project consultant are currently navigating the Coastal Commission permit process. The project is expected to be complete by July 2025.
- Seaside Lagoon – The Harbor Commission reviewed the proposed scope to renovate the existing Seaside Lagoon on September 9, 2024. City Council reviewed the project on October 15, 2024 and agreed with the Harbor Commission’s recommendation to seek a complete overhaul with a phased construction approach. The project has moved forward to the entitlement stage, which is expected to take one year and involves more specific designs, environmental review, and Harbor Commission review. Staff plans to meet with the Subcommittee to discuss the results of the environmental studies and review plans. The schedule anticipates Harbor Commission review by August 2025 and Coastal Commission review shortly thereafter.
- Waterfront Education Facility – Marine Mammal Care Center is interested in the old Joe’s Crab Shack site (next to Seaside Lagoon) to construct a state-of-the-art education center that rehabilitates sea lions and sea otters from this region. Before entering into lease negotiations, Marine Mammal Care Center needs to fundraise a fair percentage of the anticipated cost for construction. At this time, the City and MMCC are reviewing methods (document types) to illustrate a partnership shy of formal lease negotiations. MMCC would only be comfortable beginning lease negotiations once a portion of the funding has been secured by MMCC and they are certain the project can proceed. City staff from the WED Department and City Attorney’s office are working with Marine Mammal Care Center representatives to create an option agreement, similar to the

agreement recently entered into between the City and Port Royal Marina. The option requires the lessee to achieve specific benchmarks before ultimately a lease entered upon by both parties.

- Non-Profit Sailing enterprise at two Portofino Slips – Received Coastal Commission approval of our chosen operator, Julie Coll. Our Community Services Department has been charged with finalizing the contract between the City and Julie. A draft of that agreement has been completed and is under review by both parties. Once agreed upon, the agreement will proceed to City Council for formal review.

### **Topics for next meeting in March**

- The next Harbor Commission meeting is scheduled for April 14, 2025. The Community Development Department anticipates bringing another Conditional Use Permit entitlement request before the Harbor Commission for formal review. In addition, the Harbor Commission voted to agendaize a discussion regarding placement of an artificial reef within the waters of King Harbor. Staff plans to agendaize the reef discussion in April.