

**CITY OF REDONDO BEACH
HARBOR COMMISSION AGENDA
Monday, February 9, 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

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

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 FEBRUARY 9, 2026](#)

F.2. [APPROVAL OF THE FOLLOWING MINUTES: JANUARY 12, 2026](#)

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. [PUBLIC SAFETY REPORT](#)

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 March 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.



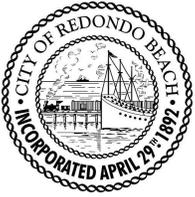
Administrative Report

E.1., File # HC26-0157

Meeting Date: 2/9/2026

TITLE

For Blue Folder Documents Approved at the Harbor Commission Meeting



Administrative Report

F.1., File # HC26-0158

Meeting Date: 2/9/2026

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF
FEBRUARY 9, 2026

ATTACHMENTS

- AFFIDAVIT OF POSTING - FEBRUARY 9, 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
 ✓ Adjacent to Council Chambers
Meeting Date & Time February 9, 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: February 5, 2026



Administrative Report

F.2., File # HC26-0159

Meeting Date: 2/9/2026

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF THE FOLLOWING MINUTES: JANUARY 12, 2026

ATTACHMENT

- MEETING MINUTES - JANUARY 12, 2026

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

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, Collier, Falk, Waryck, Chair Abelman

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

C. SALUTE TO THE FLAG

Commissioner Chrzan led in the salute to the flag.

D. APPROVAL OF ORDER OF AGENDA

Motion by Commissioner Collier, 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. Director Kapovich reported there are three Blue Folder Items related to Item No. L.1; described them and stated they will be emailed to members of the Commission, tomorrow.

F. CONSENT CALENDAR

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

There were no public comments on the Consent Calendar.

Motion by Commissioner Coller, seconded by Commissioner Waryck, 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.

Maria Larisa Yasol spoke about branding and marketing and how King Harbor is unrepresented, especially online, and made suggestions for improvements.

There were no other public comments.

I. EX PARTE COMMUNICATION - None

J. PUBLIC HEARINGS - None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

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

W.E.D. Director Kapovich introduced the item and the City's Leasing Agent Brian Campbell and deferred to him for a presentation.

Brian Campbell narrated a PowerPoint presentation with an overview of industry and market reports and specifically, leases of pier and harbor properties owned and managed by the City.

W.E.D. Director Kapovich commented on the former Fun Factory site and addressed current negotiations relative to Mole D.

Discussion followed regarding the 3% annual increase on all leases, increasing the base rent, selecting high-quality tenants in the future, vacancy rate, impacts of Center Cal litigation, obtaining data regarding impacts of other events besides Beach Life, rate per square foot for new leases, incentives such as for tenant improvements, getting cash flow to the City as soon as possible and reducing risk, reviewing a balance sheet of the Uplands and Tidelands funds for tenant improvements, revenue depending on location, enticements for long-term leases, a 12-month termination option on all leases, the City's aging infrastructure, conversion of

industry mall spaces into housing and professional buildings, currently available lease spaces, the status of the greater harbor area leaseholds, determining what brings people to the area, doing a “void” analysis, master leases and differences between retail and office leases.

Chair Abelman invited public comments.

Maria Larisa Yasol mentioned the City’s Capitol Improvement Funds; stated the large developments are coming into the City and expressed concerns about how the growth will impact King Harbor; discussed the importance of ownership and opined a renter-dominant model increases risk.

Motion by Chair Abelman, seconded by Commissioner Bauer, to extend Maria Larisa Yasol’s time for commenting for one minute. Hearing no objections, Chair Abelman so ordered.

Maria Larisa Yasol continued to speak about impacts to the Harbor with increased density (the AES site) and encouraged the Commission to protect its coastal land.

There were no other public comments.

W.E.D. Director Kapovich reported that the AES site is still locked up in litigation.

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

M. ITEMS FROM STAFF

M.1. LIAISON’S REPORT

W.E.D. Manager Buck presented a status update of other projects the Department is working on; addressed the Sea Bass project, grants, the grant application for the boat launch, the courtesy dock and the Breakwater Repair project and items to be considered on the Commission’s next agenda.

Discussion followed regarding the Breakwater Repair project schedule, the condition of the waterfront for the Boat Parade, the Fun Factory RFP deadline, tenant improvements needed for the former Fun Factory and the drain project on Yacht Club Way.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Commissioner Chrzan asked for information regarding the temporary construction yard for the Breakwater Repair project.

Commissioner Bauer announced that he will not be in attendance at next month’s Harbor Commission meeting.

O. ADJOURNMENT – 8:10 p.m.

Motion by Commissioner Bauer, seconded by Commissioner Falk, to adjourn the Harbor Commission meeting at 8:10 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 February 9, 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 #** HC26-0160

Meeting Date: 2/9/2026

TITLE

For eComments and Emails Received from the Public



Administrative Report

L.1., File # HC26-0161

Meeting Date: 2/9/2026

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

PUBLIC SAFETY REPORT

RECOMMENDATION

Receive and file a report provided by the Redondo Beach Police Department and Redondo Beach Harbor Patrol.

ATTACHMENTS

- Redondo Beach Police Department Harbor Stats
- Redondo Beach Fire Department Harbor Patrol Update - PowerPoint Presentation

NOVEMBER 2025 -JANUARY 2026				
CALL TYPE	Nov	Dec	Jan	Grand Total
Row Labels				
1021 REQUEST	1	2	2	5
10851R-STOLEN VEH Rpt		1	1	2
20002-HIT & RUN (NO INJ)			1	1
20002R-HIT & RUN (NO INJ) Rpt			1	1
23103-RECKLESS VEH	2	5	2	9
23152-DRUNK DRIVING	1	1	3	5
242-ASSAULT	1		4	5
243.4R-SEX ASSAULT Rpt		1		1
261R-RAPE Rpt			1	1
273.5R-DOMESTIC VIOL Rpt			1	1
415C-CONSTRUCTION HRS (RBMC 9-1.12)		1		1
415-DISTURBANCE	2	3	9	14
415F-FAMILY DISPUTE			3	3
415J-JUVENILE	1	2	5	8
415M-MUSIC (RBMC 4-24.513)	1	2	2	5
415N-NEIGHBORS	1			1
415R-DISTURBANCE Rpt	1		1	2
415RR-ROAD RAGE			1	1
415T-TRANSIENT	7	3	5	15
415V-VEHICLE DISTURB (27150-VC)			1	1
417*-BRANDISH WEAPON	2			2
422.6R-HATE INC Rpt			1	1
422R-THREAT Rpt	1			1
422-THREAT			1	1
451R-ARSON Rpt		1		1
459*-BURGLARY			1	1
459A BURG ALARM (AUDIBLE)	10	13	6	29
459C-BURG COMMERCIAL Rpt	2			2
459R-BURG RESIDENTIAL Rpt		2		2
470R-FORGERY Rpt			1	1
484-PETTY THEFT	1		2	3
484R-PETTY THEFT Rpt	3	5	4	12
487R-GRAND THEFT Rpt	1	4	2	7
502R-COMPUTER CRIME Rpt			1	1
5150C-MENTAL ILL CALLER	1	1		2
5150-MENTAL ILL	2	6	2	10
530.5R-ID THEFT Rpt		1	2	3
532R-THEFT BY FALSE PRETENSE	5			5

594G-GRAFFITI Rpt	17	11	12	40
594R-VANDALISM Rpt		3	3	6
594-VANDALISM	4	1	2	7
602-TRESPASSING	1		7	8
647A-LEWD CONDUCT			1	1
647F-DRUNK/DRUGS	2	3	8	13
901T-VEH ACCIDENT (INJ)			1	1
902N-VEH ACCIDENT (UNK)		1		1
902T-VEH ACCIDENT (PDO)		4	2	6
911-MEET WITH...	1	1	1	3
914-NOTIFICATION	1			1
917-ABANDONED VEH (22669-VC)		3		3
925A-SUSPIC VEH	9	15	14	38
925S-SUSPIC SUBJ	1	6	2	9
925-SUSPIC CIRCS	3	5	4	12
925W-SUSPIC SUBJ WEAPON		1		1
926-TOW TRUCK	1			1
AC-ANIMAL INC.	16	23	13	52
ALS-ALTERED PATIENT	1	1	1	3
ALS-ASSAULT			2	2
ALS-BREATHING DIFFICULTY			1	1
ALS-BROKEN BONE			1	1
ALS-CHEST PAIN	1			1
ALS-FALL INJ	1	4	1	6
ALS-INJURY		1		1
ALS-PERSON DOWN (UNCONX)		2		2
ALS-SEIZURE			2	2
ALS-SICK PERSON		1		1
ALS-SYNCOPE (FAINT)	2	1	1	4
ALS-TRAUMATIC INJ		1		1
ALS-UNKNOWN MEDICAL	1			1
ALS-UNRESPONSIVE	1			1
ANIMAL BITE Rpt (398-PC)	1		1	2
ANIMAL INC.	10	8	17	35
AREA CHECK			1	1
ASSISTF-PUBLIC ASSIST (FD)	7	4	11	22
BLS-ANIMAL BITE			1	1
BLS-FALL INJ			1	1
BLS-PERSON DOWN (NO DETAIL)	1	1	1	3
BLS-UNKNOWN MEDICAL	1			1
BSTOP-BICYCLE STOP	7	3	4	14

C5-SURVEILLANCE	1			1
CE-CODE ENFORCE INC		1		1
CKWEL-WELFARE CHECK	3	12	6	21
CLIFE-SEA LIFE ASSIST		3	4	7
CLOSURE-ROAD/LANE			2	2
DANIMAL-DEAD ANIMAL	2	2	3	7
DEAD BODY Rpt		1		1
DETAIL (FD)	1			1
DETAIL (PD)	1	4	4	9
DISABLED VEH			1	1
DRONE INC.		1		1
FALARM-FIRE ALARM	2	2		4
FBOATD-BOAT FIRE DOCK (COMM PLAN 1)		1	1	2
FDAST-PD ASSISTING FD	3	7	8	18
FIGHT GROUP			1	1
FINVST-FIRE INVEST		1		1
FLAG DOWN	4	2	1	7
FOUND PERSON	1		1	2
FPROP-FOUND PROP	7	9	6	22
FU-FOLLOW UP			1	1
HARASS/STALK Rpt (646.9-PC)		1	1	2
HAZARD	1			1
HCC-HOTLINE/COMCATE	1	1		2
ILLPKG-ILLEGAL PKG (22500-VC)	3	2	3	8
IMPOUND-PRIV PROP (22651-VC)	2		1	3
INFO (FD)	1		1	2
INFO (PD)	4	6	1	11
INJURY Rpt		1		1
KPEACE-KEEP PEACE		2		2
L911-LANDLINE HANGUP	8	2	1	11
LANIMAL- LOUD ANIMAL			2	2
LIQUID SPILL	1			1
LOCK IN/OUT			1	1
LPERS-LOST PERSON		2	1	3
LPROP-LOST PROP	3	2	1	6
MAFD-MUTUAL AID (+ BC61)	1	1	2	4
MANDWN-MAN DOWN	1	2	2	5
MARINE INC (FD)	12	12	16	40
MAYDAY (BOAT)	5		10	15
METER INC.	1	1		2
MPAJ-MISSING PERSON		1	1	2

NARC ACTIVITY (11550-HS)		1	2	3
NATGAS-NATURAL GAS LEAK		1		1
NAVHAZ-NAVIGATION HAZARD	1		2	3
OPD-OTHER PD CALL	1			1
OTHER		1	1	2
PE-PARKING INC	74	50	54	178
PR-PATROL REQUEST	1	1		2
PUBLIC ASSIST (PD)			1	1
PW-PUBLIC WORKS		2	1	3
RBMC MISC.		2	1	3
RBMC-BEACH CAMPFIRE			1	1
RBMC-CAMPING	1			1
RBMC-FISHING/NON PIER	2	1	2	5
RBMC-FISHING/ON PIER	3	1		4
SUBP-SUBPOENA SERVICE	1			1
SUPPLEMENTAL Rpt	2	2	1	5
TRANSIENT	3	3	7	13
VCO-CUSTODY ORDER (278.5-PC)		1		1
VEHACC-VEH ACCIDENT W/INJ			1	1
VRO-RESTRAIN ORDER (166-PC)	1		1	2
VSTOP-VESSEL STOP		1		1
W911-CELLULAR HANGUP		1	2	3
WATRES-WATER RESCUE (COMM PLAN 1)	1			1
Grand Total	296	308	342	946

Harbor Patrol Update

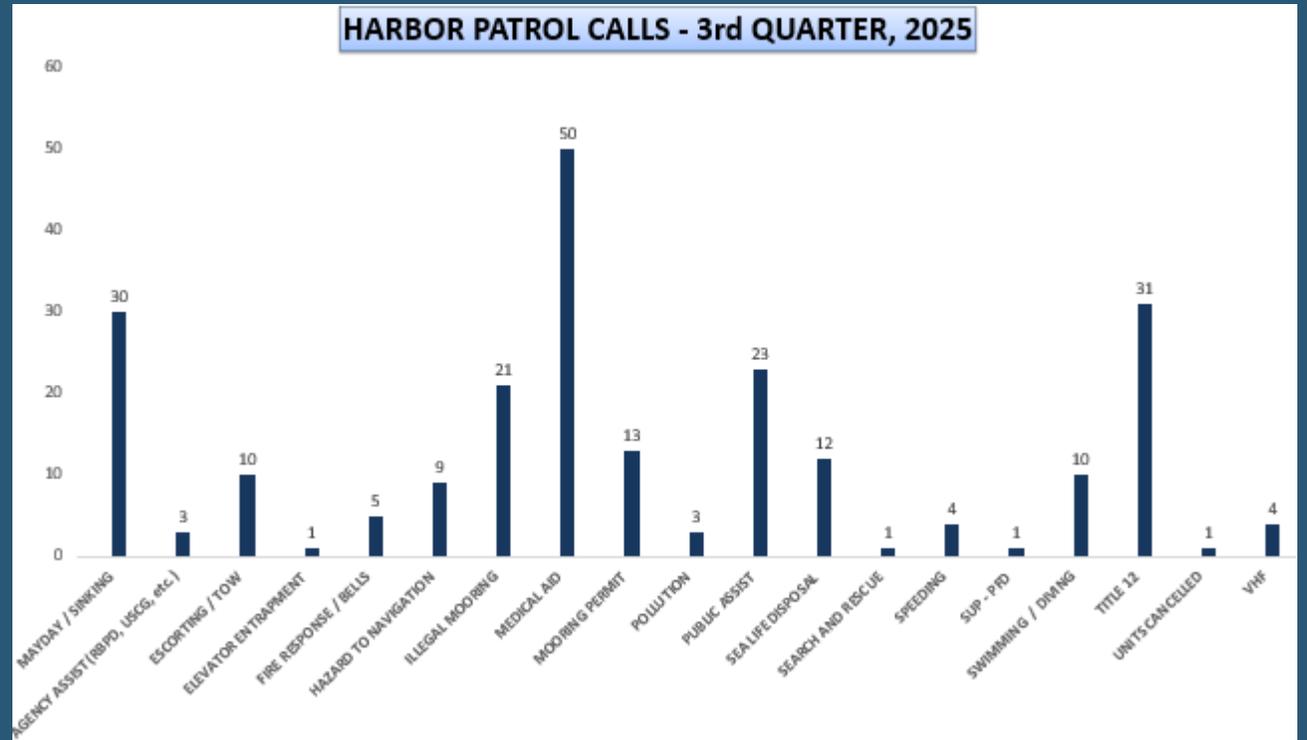
July – December, 2025

Outline

1. Q3 Harbor Calls
2. Q4 Harbor Calls
3. 2025 Harbor Calls
4. Animal Rescues
5. Sea Lion Survival
6. Sea Bass Pen Installation
7. Recommendations

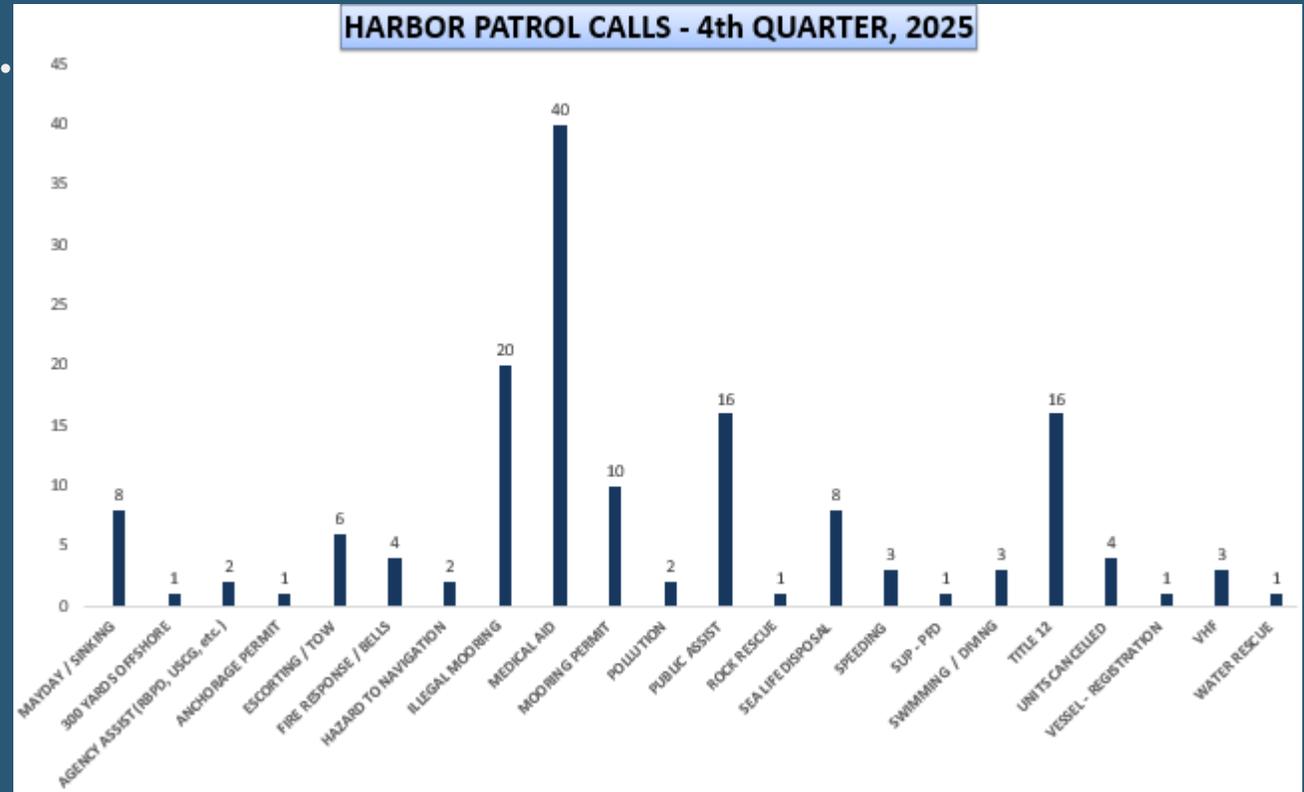
Q3 Harbor Calls

- 232 call responses in total.
- 86 (37%) involved emergency response.
- 146 (63%) involved non-emergency response.
- Medical Aids & Mayday/Vessels in Distress
- Public Assists & Sea Life Rescues/Disposals



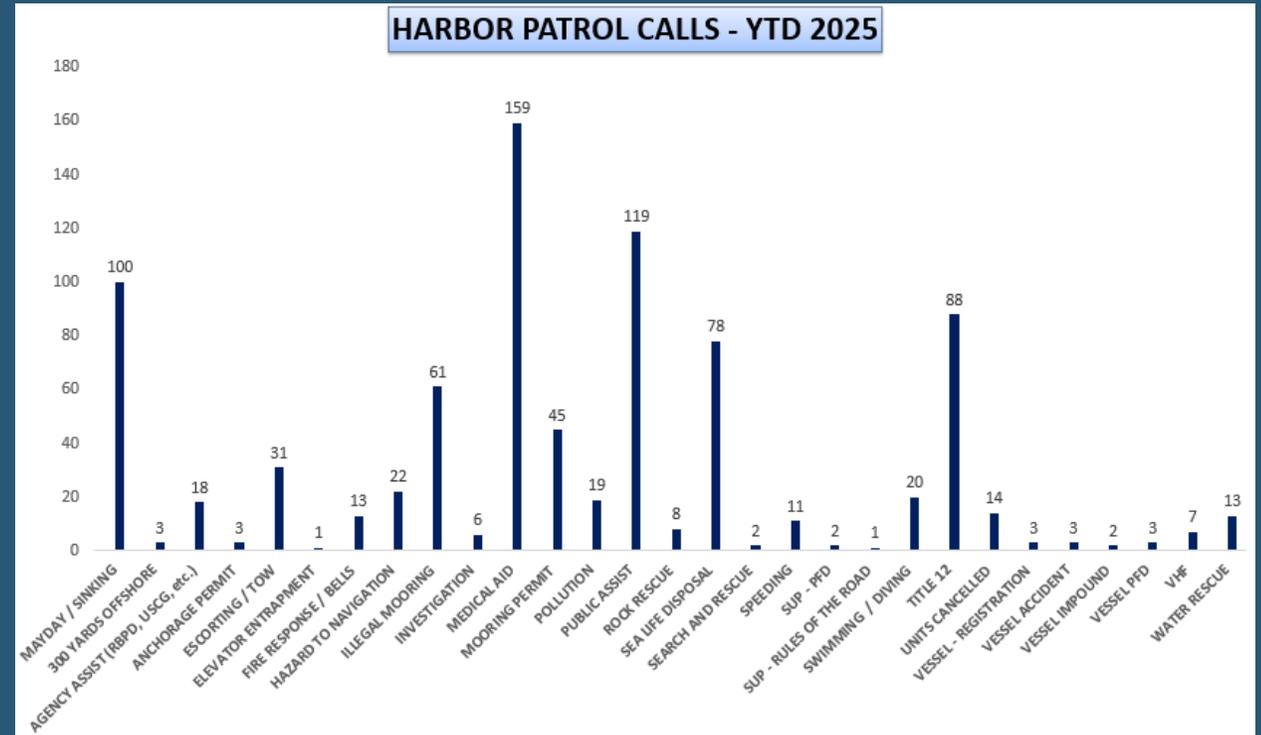
Q4 Harbor Calls

- 153 call responses in total.
- 55 (36%) involved emergency response.
- 98 (64%) involved non-emergency response.
- Medical Aids
- Illegal Mooring, Public Assists, Title 12



2025 Harbor Calls

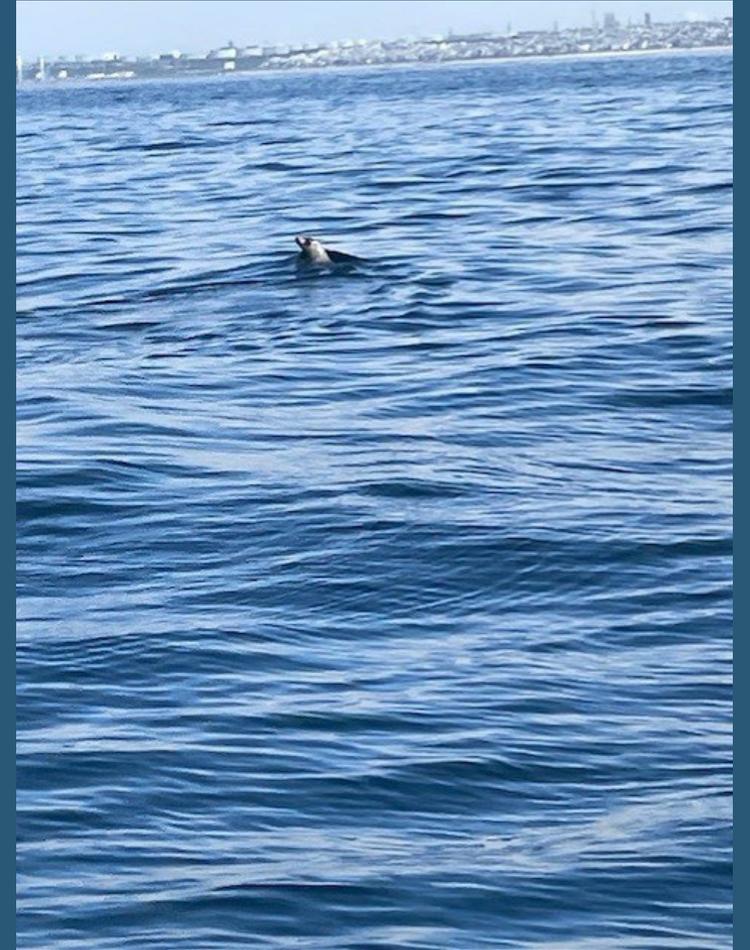
- 855 call responses in total.
- 301 (35%) involved emergency response.
- 554 (65%) involved non-emergency response.
- Medical Aids & Mayday/Vessels in Distress.
- Public Assists & Title 12.



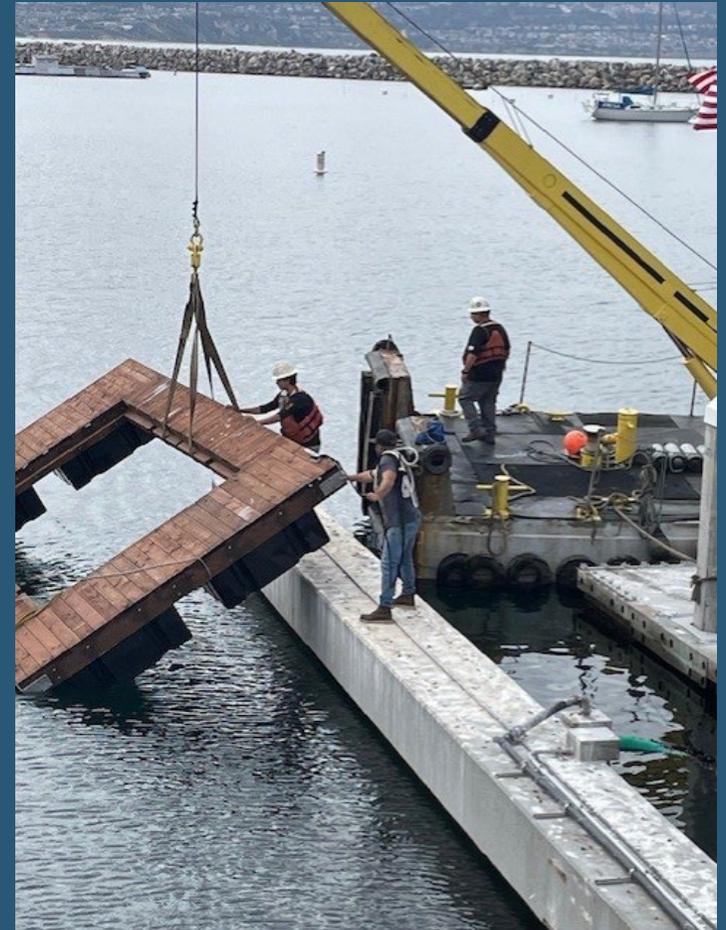
Animal Rescues

- 78 total sea life calls for 2025.
- 9.1% of total calls in 2025.
- Rescues coordinated with Marine Mammal Rescue.

Sea Lion Survival



Sea Bass Pen Installation



RECOMMENDATION(S)

- Receive and file.



Administrative Report

M.1., File # HC26-0162

Meeting Date: 2/9/2026

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

2.9.26

Updates:

- Sea Bass Grow Pens – A ribbon cutting ceremony was held on January 26, 2026. There are photos and an article on the City's website.
- Public Boat Launch Project – Staff submitted the boat launch facility grant on Friday, January 31, 2026. The consultant is working on the technical studies for CEQA.
- Basin III slips and dock infrastructure - Staff is drafting the RFP and the scope for the environmental review documents for the \$1.4 million dollar grant from HUD.
- Local Coastal Program (LCP) Amendment – Staff is interviewing firms this week and is on track to have a consultant under contract by March. This project includes updating the sea level rise study assessment and a reorganization of our existing LCP.
- Courtesy Dock – Staff is working on signage for the Courtesy Dock and completing other preparations.
- Breakwater Repair Project – The Army Corps and their contractor met with the City and King Harbor Yacht Club at the end of January to discuss staging areas. KHYC was able to provide the project team with some additional requested information and the Army Corps and their contractor are using this information to finalize the staging plans and project timeline.
- Fun Factory – Two promising proposals were submitted for the Fun Factory and staff is taking the proposals to City Council Closed Session on 2/10/26.

Topics for next meeting in March

- The next Harbor Commission meeting is scheduled for March 9, 2026. Staff does not have any topics for the agenda for the March meeting.