

**CITY OF REDONDO BEACH
HARBOR COMMISSION AGENDA
Monday, May 12, 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.

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://us02web.zoom.us/webinar/register/WN_DFSYRJwKRwqp-J3zAFtJ8g

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 MAY 12, 2025](#)

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

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 June 9, 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 under the City Clerk.



Administrative Report

E.1., File # HC25-0674

Meeting Date: 5/12/2025

TITLE

For Blue Folder Documents Approved at the Harbor Commission Meeting



Administrative Report

F.1., File # HC25-0675

Meeting Date: 5/12/2025

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF MAY 12, 2025

ATTACHMENTS

- AFFIDAVIT OF POSTING - MAY 12, 2025

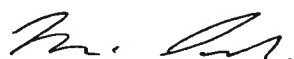
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

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	May 12, 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: May 8, 2025



Administrative Report

F.2., File # HC25-0676

Meeting Date: 5/12/2025

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF THE FOLLOWING MINUTES: APRIL 14, 2025

ATTACHMENT

- MEETING MINUTES - APRIL 14, 2025

**CITY OF REDONDO BEACH
HARBOR COMMISSION MINUTES
Monday, April 14, 2025**

REGULAR MEETING OF THE HARBOR COMMISSION – 6:30 PM

A. CALL TO ORDER

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

B. ROLL CALL

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

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

C. SALUTE TO THE FLAG

Commissioner Bauer led in the salute to the flag.

D. APPROVAL OF ORDER OF AGENDA

The Commission concurred to approve the order of the agenda without objection.

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 no Blue Folder Items.

F. CONSENT CALENDAR

**F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION
MEETING OF APRIL 14, 2025**

F.2. APPROVAL OF THE FOLLOWING MINUTES: MARCH 10, 2025

There were no public comments on the Consent Calendar.

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

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

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

There were no 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 - None

L.1. DISCUSSION AND POSSIBLE ACTION OF THE CITY COUNCIL STRATEGIC PLAN

W.E.D. Director Kapovich introduced the item; reported the process for providing input to City Council; narrated a PowerPoint presentation regarding the City's Strategic Plan process and recommended items related to the Harbor Commission to include in the Strategic Plan via a letter to City Council.

Commissioner Carlson recommended looking at consistent CUPs among pier businesses, pursuing the Gold's Gym site as a West Marine as well as a maintenance dredging permit and spoke about giving attention to the Harbor in terms of the "little things" like planters, wayfinding, future paths and benches and what has been done at the International Boardwalk. Additionally, he spoke about increasing Harbor Patrol's role and responsibilities, including inspecting marina facilities the same way the Fire Department inspects businesses and apartment buildings; talked about having Harbor Patrol increase the number of checks in a boat inspection; listed examples and suggested having them done every five years and spoke about rehoming unused vessels that are still usable.

Chair Callahan noted that the Coast Guard Auxiliary does courtesy inspections and would be happy to do them.

Discussion followed regarding their lack of staffing.

Commissioner Bauer agreed with Commissioner Carlson's suggestions and talked about growing the W.E.D. Department and W.E.D. Director Kapovich agreed there is a big push, within the Strategic Plan for increased economic development.

Commissioner Bauer commented on rewriting the LCP and W.E.D. Kapovich reported it is part of the Climate Resiliency Master Plan and spoke about the work group, having the Harbor Commission involved and staying focused on the Public Amenities Plan.

Commissioner Chrzan listed her recommendations including maintenance dredging, increasing the Harbor Patrol's role and responsibilities, including increased boat inspections and hitting on small areas in the plan in terms of cohesiveness and wayfinding in one of the nodes.

In reply to Commissioner Falk's question regarding the breakwater repair project, W.E.D. Director Kapovich provided a status update and appreciated including the Moonstone Park redevelopment project.

Chair Callahan commented on Moonstone Park; noted the money is sitting in the account, depreciating and every year the money is not used, the City is losing money.

W.E.D. Director Kapovich offered to write the letter and suggested the Commission nominate a member to work with him and Commissioner Carlson indicated he is happy to help.

There were no public comments on this item.

L.2. DISCUSSION AND POSSIBLE ACTION REGARDING THE HARBOR COMMISSION'S POSITION ON COMMISSIONER CARLSON'S IDEA TO SEEK NECESSARY APPROVALS FROM THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE TO AUGMENT THE EXISTING ARTIFICIAL REEF LOCATED NEAR THE ENTRANCE TO KING HARBOR

DIRECTION TO STAFF AND COMMISSIONER CARLSON REGARDING THE PREPARATION OF A LETTER ARTICULATING THE COMMISSION'S POSITION ON AUGMENTING THE EXISTING REEF

Commissioner Carlson narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding the possibility of sinking abandoned vessels as reefs, enhancing what the Harbor already has, guidelines in terms of what can and cannot be dumped, costs associated with permits for dumping, regulations regarding the size of things to dump, the possibility of getting approval from the State Lands Commission and getting a vote of support from the Harbor Commission.

There were no public comments on this item.

Motion by Commissioner Abelman, seconded by Commissioner Bauer to endorse Commissioner Carlson's letter regarding augmenting the existing reef. Hearing no objections, Chair Callahan so ordered.

M. ITEMS FROM STAFF

M.1. LIAISON'S REPORT

W.E.D. Director Kapovich provided a detailed update of projects on the waterfront; spoke about the status of the public boat launch studies; addressed the marina parking lot project, the sewer pump project, Beach Life, the breakwall repair, sea bass grow pens, Seaside Lagoon, the non-profit sailing group and discussed an update on leasing on the waterfront.

Discussion followed regarding the breakwall repair and its impacts on parking, issues with the Maison Riz space, drawing crowds to the Harbor, coordinating with Recreation and Parks Commission for events, parking enforcement at Veterans Park, parking for motorized dinghies and the status of Friday Night Car Shows.

Discussion continued regarding getting details of the dredging project, plans for Beach Life Festival and distributing the status information on Strategic Plan items and projects and addressing the installation of more bike racks north of Portofino Way.

N. COMMISSION ITEMS AND REFERRALS TO STAFF - None

O. ADJOURNMENT – 7:45 p.m.

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

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

Greg Kapovich
W.E.D. Director



Administrative Report

H.1., File # HC25-0677

Meeting Date: 5/12/2025

TITLE

For eComments and Emails Received from the Public



Administrative Report

M.1., File # HC25-0678

Meeting Date: 5/12/2025

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

05.12.25

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 4th 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 14th 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 28th. 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 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 complete and consisted of improvements to a section of the northern half of the parking lot serving 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. New asphalt slurry and striping for the remaining portion of the northern section serving Seaside Lagoon will be completed once the sewer pump project just south of Portofino Way is complete. The sewer pump project will be completed by the end of May. 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 begin shortly and be completed by the end of May 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 Courtesy Dock. This conversion will be included in the phase 2 portion of the parking lot project.

- Breakwall Repairs - The plans and specifications are being finalized by the US Army around May 15th 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 submitted the necessary permits to

the Coastal Commission for an administrative permit and this item is on the agenda for the May 9th Coastal Commission Meeting. The project remains on time and on target for completion by 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. On April 1st, 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. The schedule anticipates Harbor Commission review by August 2025 and Coastal Commission review shortly thereafter.
- Non-Profit Sailing enterprise at two Portofino Slips – Received Coastal Commission approval of our chosen operator, Julie Coll. City Council approved a contract agreement with Julie Coll in April to run a non-profit sailing instruction program at the two Portofino slips. Julie Coll now has access to the two slips and is free to begin her sailing instruction. This project is now complete.
- 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. Staff and city consultants are attending a brokers conference at the end of May and are seeking potential businesses to fill the old Fun Factory and Maison Ritz sites, as well as potential developers for the undeveloped Pad 2 site on the Pier.

Topics for next meeting in June

- The next Harbor Commission meeting is scheduled for June 9, 2025. The Community Development Department is preparing a Conditional Use Permit for the charter and equipment rental businesses located in Basin III for the June Harbor Commission meeting.

- In addition, LA County Beaches and Harbor are planning a beach nourishment project for the beach area south of the pier. Representatives plan to discuss the upcoming project at the next Harbor Commission meeting.