

HARBOR COMMISSION

Liaison's Report

07.14.25

Updates:

- New Public Boat Launch Project –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 has made the necessary adjustments based on those comments but comments pertaining to the parking and circulation studies are ongoing. Staff anticipates completion of said parking and circulation study by the end of July. Staff will coordinate a subcommittee meeting in late July 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. Should the schedule remain on track, staff anticipates the public outreach portion of the project to occur sometime in August.
- Breakwall Repairs – The US Army released an RFP to solicit contractors to perform the repair work. The RFP closes on July 31st, at which time they will review submittals to select a preferred vendor. Staff expects to have a selected vendor by the end of August. Construction repair work is expected to start shortly thereafter and run through 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. Said meeting will take place after a preferred vendor has been selected in August but before work begins.
- Sea Bass Grow Pens – The Harbor Commission and City Council directed staff to coordinate the placement of a seabass grow pen facility located at the Harbor Patrol docks. City Council approved a contract on October 1, 2024 selecting a consultant to design, seek permits, procure materials, and

construct the pens. Staff has officially received approval from the Coastal Commission to install the grow pens and the fabrication process has started. The project has moved forward to the building permit phase. The contractor is preparing plans and specs for formal submittal to the Redondo Beach Building & Safety Division.

- Seaside Lagoon –The project has moved forward to the entitlement stage and involves specific designs, environmental review, and Harbor Commission review.
- Lease Vacancy – The Pier Plaza Office complex sits at a 10% vacancy rate and our leasing team is currently negotiating five office leases. Remaining harbor vacancies include the old Fun Factory site, the old Joe’s Crab Shack site, and the old Maison Ritz site. In the case of the old Joe’s Crab Shack site, staff is currently in negotiations with a prospective user. An International Boardwalk tenant, Dinghy Deli, has closed its doors with approximately one year remaining on the lease. The City has identified Scholb Brewery to fill the vacancy. The lease with Scholb Brewery should be ready for City Council action in August. WED staff are appearing before City Council during closed session on July 8 and August 12 to discuss a leasing strategy for the aforementioned vacancies.

Topics for next meeting in August

- The next Harbor Commission meeting is scheduled for August 11, 2025. A representative from the Police Department will attend to report on public safety matters within the waterfront as well as a representative from the City’s leasing firm to report on leasing matters. The Community Development Department may also have an entitlement application for Harbor Commission review, if ready.