

**MINUTES OF THE  
REDONDO BEACH HARBOR COMMISSION MEETING  
MARCH 8, 2021**

**A. CALL MEETING TO ORDER**

A Virtual regular meeting of the Harbor Commission was held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020 and was called to order by Chair Light at 6:30 p.m.

**B. ROLL CALL**

Commissioners Present: Bauer, Callahan, Carlson, Chrzan, Light, Kilroy, Walters

Commissioners Absent: None

Officials Present: Brandy Forbes, Community Development Director  
Stephen Proud, W.E.D. Director  
Elizabeth Hause, W.E.D.  
Antonio Gardea, Senior Planner

**C. SALUTE TO THE FLAG**

Commissioner Carlson led the assembly in the salute to the flag.

**D. APPROVAL OF ORDER OF AGENDA**

*Motion by Commissioner Callahan, seconded by Commissioner Carlson to approve the order of the agenda. Motion carried, without objection.*

**E. BLUE FOLDER ITEMS - None**

**E.1. For Blue Folder Documents Approved at the Harbor Commission Meeting**

**F. CONSENT CALENDAR**

**F.1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF MARCH 8, 2021**

**F.2. APPROVAL OF THE FOLLOWING MINUTES: JANUARY 11, 2021 AND FEBRUARY 8, 2021**

W.E.D. Director Proud announced there were no public eComments or emails received from the public regarding the Consent Calendar.

*Motion by Commissioner Kilroy, seconded by Commissioner Callahan, to approve the Consent Calendar, as presented. Motion carried, without objection.*

**G. EXCLUDED CONSENT CALENDAR ITEMS - None**

**H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None**

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

W.E.D. Director Proud announced there were no public, eComments or emails received from the public on this item.

## **I. EX PARTE COMMUNICATION**

Chair Light reported communicating with Mark Hanson related to a submission for tonight's meeting.

## **J. PUBLIC HEARINGS**

### **J.1. Consideration of an Exemption Declaration and amendment to a Conditional Use Permit to allow the operation of a nightclub with entertainment, full bar service and cocktail lounge within a portion of an existing retail commercial building on property located within a Coastal Commercial (CC-2) zone at 100 "J" Fisherman's Wharf.**

#### **RECOMMENDATION:**

- 1. Open public hearing, receive and file all documents, and correspondence on the proposed project;**
- 2. Accept all testimony from staff, applicant and the public, and deliberate;**
- 3. Close public hearing;**
- 4. Adopt Resolution No. HCR-2021-03-01 by title only approving an Exemption Declaration and granting the amendment to an existing Conditional Use Permit (Resolution No. HC-04-08-04) to allow the operation of nightclub uses with entertainment, full bar services and cocktail lounges within portions of an existing retail commercial building on property located within a Coastal Commercial (CC-2) zone at 100 "I" and 100 "J" Fisherman's Wharf, subject to the plans and applications submitted, and the findings and conditions contained therein.**

**CONTACT: ANTONIO GARDEA, SENIOR PLANNER**

W.E.D. Director Proud introduced the item; discussed the area under consideration; addressed existing conditions and deferred to staff for a report.

Senior Planner Antonio Gardea presented details of the administrative report addressing the request for an amendment to the existing CUP, background, exemption from the Coastal Development Permit, zoning and proximity map, specific criteria for approval, the pier level plan, basement level plan, conditions of approval and recommendations.

*Motion by Commissioner Kilroy, seconded by Commissioner Callahan, to receive and file the report and open the public hearing. Motion carried, without objection.*

W.E.D. Director Proud announced there were no eComments or emails received from the public on this item and noted the applicant is available to speak on the matter.

Robert Resnick, Applicant, thanked City staff; addressed challenging times on the pier; spoke about lost businesses due to COVID-19; spoke about prior uses of the site; discussed the existing CUP; noted the need to have uniform conditions on both properties and stressed the City will retain control of final conditions.



Commissioner Callahan spoke about her experience at Under the Pier in 1973 and commented positively on the proposed project.

In response to Commissioner Carlson's question regarding the non-conforming CUP, Mr. Resnick reported the property has been vacant for more than two years and reported this will be a down zoning of the entitlements as there were no conditions when the property was grandfathered in.

Community Development Director Brandy Forbes clarified the need for an amendment to the existing CUP.

Senior Planner Gardea added the space had been operating as a grandfathered use and did not have the required CUP. It will add the required oversight to the Harbor Commission.

If the Master Leaseholder is unable to find a tenant for the specified use, he would have to apply for a new CUP for a different use.

Discussion followed regarding the space being one operation with the choice of two different stages, providing a turn-key operation to attract tenants, facilitating reinvestment in the pier, proposed hours of operation, previous complaints, inclusion of a condition of approval requiring coordination with the City in terms of security, setting standard delivery hours and the success of the Temporary CUPs the City has allowed in response to COVID-19 closures in activating the pier.

There were no other public comments.

*Motion by Commissioner Callahan, seconded by Commissioner Kilroy, to close the public hearing. Motion carried, without objection.*

*Motion by Commissioner Callahan, seconded by Commissioner Kilroy, to adopt Resolution No. HCR-2021-03-01 by title only approving an Exemption Declaration and granting the amendment to an existing Conditional Use Permit (Resolution No. HC-04-08-04) to allow the operation of nightclub uses with entertainment, full bar services and cocktail lounges within portions of an existing retail commercial building on property located within a Coastal Commercial (CC-2) zone a 100 "I" and 100 "J" Fisherman's Wharf, subject to the plans and applications submitted, and the findings and conditions contained therein. Motion carried, unanimously, by roll call vote.*

**K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None**

**L. ITEMS FOR DISCUSSION PRIOR TO ACTION**

**L.1. DISCUSSION AND POSSIBLE ACTION REGARDING REQUEST FOR PROPOSALS TO PREPARE A PUBLIC AMENITIES PLAN FOR KING HARBOR AND SELECTION OF A PLANNING SUBCOMMITTEE OF THE HARBOR COMMISSION**

W.E.D. Director Proud presented the administrative report; discussed prior consideration by the Commission; referenced a red-line version of the RFP for a public amenities plan; asked for the Commission's input and addressed next steps.

Chair Light thanked staff and Commissioners Walters and Carlson for their work on the document; suggested adding the Sports Fishing pier as a priority use and made a small grammatical correction.

Commissioner Callahan commented positively on the document and suggested adding the Sports Fishing pier.

Commissioner Carlson spoke about focusing on three items and prioritizing them and stated no objection to adding the Sports Fishing pier to the list.

Commissioner Kilroy noted the Sports Fishing pier is mentioned in the scope of work; stated he would not consider it a primary item for consideration and opined a better priority would be connectivity between Mole C and the horseshoe pier.

Commissioner Chrzan agreed with Commissioner Kilroy; suggested clarifying distinctions between Moonstone Park and Portofino Way; including the overall vision for the Harbor; spoke about respondents demonstrating the proper expertise and talked about clarifying the timeline.

Discussion followed regarding requiring a community participation plan and assigning a timeline to it.

Commissioner Walters discussed the purpose of the RFP; talked about improving the boardwalk experience and suggested adding bathrooms and outdoor seating/dining in the scope of work.

Chair Light felt listing specifics such as adding restrooms does not belong in the document.

Director Proud spoke about considering items in the City's Capital Improvement Plan; noted the City is already in a program of trying to upgrade existing facilities and suggested referencing the CIP.

Commissioner Kilroy suggested leaving the document, as is, or adding connectivity.

Commissioner Callahan preferred leaving the document, as is in order to expedite it to City Council and Commissioner Kilroy agreed.

Commissioner Walters favored adding connectivity.

Commissioner Bauer supported leaving the document, as is.

Commissioner Chrzan supported adding connectivity.

Commissioner Carlson supported leaving the document, as is, noting connectivity could be addressed later in the process.

Chair Light supported leaving the document, as is, and there was no dissent from the Commission.

Director Proud referenced Commissioner Chrzan's suggestion to add a vision for the Harbor as a whole, including connectedness in the document summary and the Commission concurred.

Director Proud invited comments from the public.

Mark Hanson referenced the southeastern break wall; suggested reviewing previous wave studies to determine the best place for the docks, without a southeastern break wall or do another study showing different levels of protection. He suggested adding a statement to the document relative to reviewing past studies and discussed considering the AES sites.



Director Proud read an eComment from Bryan Mitchell requesting that Moonstone Park be part of the consultant's work effort and that it not be considered separately from the amenities plan.

Chair Light confirmed with the Commission that the AES site is out of scope for the amenities plan.

Discussion followed regarding whether the public amenities plan should include an extension of the southern break wall.

Mr. Hanson reiterated his suggestion to add a statement to the document letting the consultant know about the availability of previous wave studies and encouraging them to review them when considering the location of the boat ramp.

Commissioner Callahan discussed passing on relevant information and resources.

The Commission concurred to include the review of technical studies as part of the background document repository.

Regarding Mr. Mitchell's statement, Chair Light felt Mr. Mitchell misunderstood why the projects were separated and noted the need to expedite the Moonstone Park project.

Commissioner Callahan spoke in support of moving ahead with the Moonstone Park project.

In reply to Commissioner Chrzan's question, Director Proud explained there was a lot of work already done on Moonstone Park; stated it will have a better chance of moving through the process, quickly and noted the importance of the Commission's review of the prior plans. He did not identify a challenge with Moonstone Park being on a separate track, as long as the same contractor performs the work.

Commissioner Kilroy stated he was part of the approval for the Moonstone Park Master Plan; provided a brief history of the item; reported the project has been funded for years and noted the need to expedite it.

*Motion by Commissioner Carlson, seconded by Commissioner Walters, approve, as a form, the RFP, as drafted, and to submit to the City Council, for their consideration, the draft RFP as modified, incorporating changes, as discussed, and including one comment by the public. Motion carried, unanimously, without objection.*

Discussion followed regarding establishing one or two subcommittees and the number of members to assign to each.

Commissioner Callahan suggested postponing this action until the next meeting to allow Commissioner Members additional time to consider the item.

Director Proud reported he will add a statement indicating the Harbor Commission will wait for direction from Council regarding the RFP, before forming subcommittees.

## **L.2. DIRECTOR'S REPORT**

Previous Council Items – None

Upcoming Council Items

- City Council will consider two subleases
- City Council will consider the Public Amenities Plan

#### Miscellaneous Follow-up Items

- Spoke about possible changes to COVID-19 regulations
- Referenced an email regarding the City's response to comments regarding the dredging permit
- Discussed the hand launch project
- Addressed the Yacht Club Way lights and intersection
- Talked about removal of the abandoned boat in the mooring

Discussion followed regarding dumping in the Harbor and the need to remove the abandoned boat in the Harbor.

Commissioner Carlson suggested reaching out to Long Beach Harbor Patrol, as they hold auctions twice a year for abandoned boats; discussed Sealab Corner and removing the "Right on Red" sign and addressed the intersection of Diamond and PCH.

In response to Commissioner Carlson's question regarding the dredging project, Director Proud discussed the next steps in the process.

Director Proud provided an update regarding the Harbor Patrol Dock Replacement project.

Commissioner Carlson reported receiving emails from residents supporting outdoor dining at the pier.

#### **M. ITEMS FROM STAFF - None**

#### **N. COMMISSION ITEMS AND REFERRALS TO STAFF**

Chair Light noted discussion regarding forming the Amenities Plan subcommittee will be scheduled for the April 12, 2021 Harbor Commission agenda.

Commissioner Callahan asked about the use of fireworks for the upcoming Fourth of July holiday and Director Proud stated he will follow up on the matter.

#### **O. ADJOURNMENT**

*Motion by Commissioner Callahan, seconded by Commissioner Carlson, to adjourn the meeting.  
Motion carried, without objection.*

At 8:55 p.m., Chair Light adjourned the meeting to the next regular meeting of the Harbor Commission on April 12, 2021 at 6:30 p.m.

Respectfully submitted,  
  
 Stephen Proud, Director  
 Waterfront & Economic Development