

**MINUTES OF THE
REDONDO BEACH HARBOR COMMISSION MEETING
FEBRUARY 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: Stephen Proud, W.E.D. Director
Elizabeth Hause, W.E.D.

C. SALUTE TO THE FLAG

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

D. APPROVAL OF ORDER OF AGENDA

*Motion by Commissioner Kilroy, seconded by Commissioner Bauer 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
FEBRUARY 8, 2021**

F.2. APPROVAL OF THE FOLLOWING MINUTES: JANUARY 11, 2021

Commissioner Callahan pulled Item No. F.2. from the Consent Calendar for separate discussion.

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

*Motion by Commissioner Callahan, seconded by Commissioner Kilroy, to approve Item No. F.1. of the
Consent Calendar, as presented. Motion carried, without objection.*

G. EXCLUDED CONSENT CALENDAR ITEMS

G.1. (F.2.) APPROVAL OF THE FOLLOWING MINUTES: JANUARY 11, 2021

MINUTES – HARBOR COMMISSION
MONDAY,
FEBRUARY 8, 2021

Commissioner Callahan noted a correction to Page 4 of the minutes and W.E.D. Director Proud offered to have them corrected and return for approval at the Commission's next meeting.

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. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

J. ITEMS FOR DISCUSSION PRIOR TO ACTION

J.1. Receive and file letter from Harbor Commission to Army Corps of Engineers regarding the dredging of King Harbor Discussion and Possible action on a letter to the Redondo Beach City Council regarding the dredging of King Harbor

W.E.D. Director Proud presented background of the item; reported the letter to the Army Corps of Engineers has been sent and recommended that the Commission review the letter to City Council and provide input to be incorporated into it.

Commissioner Callahan commented positively on the letter submitted to the Army Corps of Engineers. Members of the Commission commended Commissioner Carlson for writing the letter.

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

Motion by Commissioner Kilroy, seconded by Commissioner Callahan to receive and file the letter from the Harbor Commission to the Army Corps of Engineers regarding the dredging of King Harbor. Motion carried, without objection.

Motion by Commissioner Kilroy, seconded by Commissioner Chrzan to direct staff to forward the letter from the Harbor Commission to the Redondo Beach City Council regarding the dredging of King Harbor, as presented. Motion carried, without objection.

J.2. Discussion and Possible Action regarding Request for Proposals to prepare a Public Amenities Master Plan for King Harbor

W.E.D. Director Proud narrated a PowerPoint presentation regarding the King Harbor Public Amenities Plan; discussed projects that could be included in the plan; noted cost for the plan would depend on the final scope of work; spoke about funds available through related CIP projects; reported budget adjustments would be presented as part of a mid-year budget review; requested the Commission's input in terms of what should be included in the plan and presented a draft RFP for the Commission's consideration.

Chair Light referenced his recommended amenities scope and process and thanked and commended staff for incorporating them into the RFP and providing a good first draft for the Commission to review.

Chair Light reviewed his recommendations regarding the process for review, consideration, and development of the plan; discussed an accelerated plan process for Moonstone Park; noted most of his ideas were accommodated into the draft RFP and suggested edits to the RFP which were made directly to the "live" document.

Discussion followed regarding establishing the working committee, adding an education facility and a White Sea Bass grow out facility to the scope of work and accelerating the Moonstone Park schedule.

Chair Light reported receiving an email from Mark Hanson suggesting incorporating AES, dry boat storage and a break wall extension; addressed challenges with each; noted the need to determine estimated costs prior to implementing the plan and spoke about the timeline.

Discussion followed regarding the sports fishing pier, Moonstone Park and identifying potential funding sources.

Commissioner Carlson spoke about adding concerts on the beach such as Beach Life Festival and other special events to the master plan; requested a list of available research documents referenced in the plan and offered to help in gathering the information.

Discussion followed regarding establishing a subcommittee to work with staff to compile the list, distributing paper and electronic copies of the RFP, establishing a small subcommittee versus a full commission review, and scheduling public workshops.

Commissioner Callahan spoke about plans that have been approved without moving forward; stated she would like to see a plan that sticks and expressed concerns that nothing will change.

W.E.D. Director Proud noted the need to understand the inter-relationship of some of the improvements; addressed implementation of the boat ramp and felt that if a framework can be built and the inter-relationships are understood, there will be an opportunity to advance individual projects through the process.

Commissioner Callahan noted the need to address the splash wall and lights on Mole A, noting that some of the lights had been damaged in recent storms.

Discussion followed regarding handling it as an emergency item rather than including it in the amenities plan.

W.E.D. Director Proud offered to check on the status and return to the Commission with an update at the next meeting.

Commissioner Kilroy agreed with Commissioner Callahan about the failure to move projects forward; suggested separating Moonstone Park in order to proceed with the project; supported the idea of forming subcommittees to expedite the process; spoke about the need to prioritize the list of desired amenities; suggested that the process focus on the boat ramp, Seaside Lagoon, and sea-level rise and questioned the need for the sports fishing pier.

Commissioner Bauer suggested adding electric vehicle charging infrastructure to the amenities plan and talked about the possibility of an aquarium or other feature to add draw to the pier and a pier beautification/theming concept including electronic maps and murals.

W.E.D. Director Proud spoke about projects through the Capital Improvement Program including refurbishment of some of the pier railings and the sails, replacement of outdated lighting and addressed the possibility of installing electronic messaging signs.

Discussion followed regarding evaluating usage and possible locations of electronic vehicle charging stations.

Commissioner Walters agreed that having subcommittees consider the matter would expedite moving forward; spoke about the importance of a proper and complete scope; liked the idea of adding a creative aspect to the pier to draw people to the pier; discussed the need to review prior plans and develop new ideas and agreed with the need for beautification of the pier.

Commissioner Chrzan agreed that creativity and amenity improvements are needed; discussed providing insight in terms of setting priorities; spoke about conveying the interconnectedness of the master plan and maximizing uses throughout the year; addressed community gathering events in addition to City special events; commented on including broader areas in the master plan and mentioned the skate park.

Discussion followed regarding the skate park, using a broad scope so that a respondent can price the project, drawing the right people/team to respond to the RFP, considering past performance on similar projects, encouraging familiarity with the City's policies, ordinances, procedures and capabilities, the possibility of changing the weighting criteria and encouraging sustainability and best practices.

Commissioner Carlson suggested requiring some measure of LEED certification or including a statement regarding the need for environmental responsibility.

W.E.D. Director Proud recommended making a statement regarding the incorporation of sustainable design elements.

Commissioner Kilroy agreed with Chair Light regarding avoiding getting "into the weeds"; spoke about the need to review conceptual drawings and a footprint; reiterated the need to stick with prioritized amenities to move them forward and suggested keeping the plan focused and simple.

Chair Light opened public comments.

Council Member Nils Nehrenheim referenced Moonstone Park; suggested considering it as a separate plan running parallel with other projects and obtaining public input, resurrecting it and updating it; noted it will not impact the rest of the harbor; believed the master plan should be broken into phases with the boat launch ramp being considered first, then the Seaside Lagoon and sports fishing pier; commented on prior consideration of the latter; discussed the sports fishing pier providing added commercial opportunities and spoke about the possibility of a design contest under the design phase.

Mark Hanson discussed the Mole B Moonstone Master Plan; commented positively on the proposed public amenities; spoke about a previous study by Moffat and Nichol on the break water and sea level rise and discussed the AES property and the possibility of a dry boat storage and a water park on the site.

There were no other public comments, emails or eComments.

Commissioner Carlson referenced the list of amenities; noted design and costing of replacement Basin 3 docks is on the list and suggested it could be addressed with a call to a marine contractor for new floats and lumber. He questioned whether it belongs on the list of amenities.

W.E.D. Director Proud stated it would be dependent on whether there is a desire to change the design of the slip configuration and spoke about the possibility of taking out the costing part.

Commissioner Carlson suggested deleting the bullet point and adding the following to the previous bullet point, "A plan for the installation of an enhanced waterfront promenade and Basin 3 layout that connects Mole C to the horseshoe pier".

Chair Light suggested appointing Commissioner Carlson to work with staff to ensure the Commission's intent is properly captured.

Commissioner Carlson summarized the Commission's intent including changing the title to reflect cooperating with a working group rather than establishing a working group, adding an educational element to Section 3D, "with proximity to ocean for possible aquarium elements or fish hatchery", adding to the section on Seaside Lagoon, "a plan for future use, design and layout of Seaside Lagoon, including public event space, consideration of larger event space outside of Seaside Lagoon, space for additional amenities, area attractions and public art", and modifying the timeline to reflect 9 months.

Commissioner Kilroy expressed concerns too many amenities are being requested for a designated area and spoke about Seaside Lagoon and the boat ramp being priorities.

Motion by Chair Light, seconded by Commissioner Callahan to appoint a Commissioner Carlson to work with staff to finalize the document to present to City Council.

Commissioner Carlson suggested appointing a second Commissioner to work with him and staff.

Discussion followed regarding properly capturing the Commission's intent, adding a beautification/thematic component to the plan to provide a sense of place, including an educational facility, empowering Commissioners to decide on the final document to present to City Council, leaving the decision on the sports fishing pier to City Council and planning in areas the City controls.

W.E.D. Director Proud proposed presenting the draft document to the Harbor Commission at its meeting on March 8, 2021.

Chair Light withdrew his motion.

Commissioner Chrzan suggested presenting a master plan of the area while encouraging partnerships.

Motion by Commissioner Carlson, seconded by Commissioner Kilroy to amend and edit the draft RFP as follows:

- *Change the title to reflect, "collaborate with a working group" rather than establish a working group*
- *Modify the timeline from 12 months to 9 months*
- *Section B: Delete "On Basin 3 docks", Add the note: "A plan for the installation of an enhanced waterfront promenade on Basin 3"*
- *Seaside Lagoon: Add, "Including public event space and consideration of larger event spaces"; Add: "Consideration of additional amenities, with educational elements, area attractions and*

public art” and “Consideration of an educational element with proximity to ocean for possible aquarium elements or fish hatchery”.

Commissioner Callahan expressed concerns with “aquarium”, noted they are expensive to install and operate. Commissioner Kilroy suggested replacing it with “visitor attraction”.

Amended Motion by Commissioner Carlson, seconded by Commissioner Kilroy to amend and edit the draft RFP as follows:

- *Change the title to reflect, “collaborate with a working group” rather than establish a working group*
- *Modify the timeline from 12 months to 9 months*
- *Section B: Delete “On Basin 3 docks”, Add the note: “A plan for the installation of an enhanced waterfront promenade on Basin 3”*
- *Seaside Lagoon: Add, “Including public event space and consideration of larger event spaces”; Add: “Consideration of additional amenities, with educational elements, area attractions and public art”*
- *Consideration of sustainability and environmental considerations within designs*

Commissioner Bauer discussed the need for the proposal to consider sustainability issues.

Commissioner Kilroy spoke about keeping in mind that as the City works with the consultant, priorities and details will be fine-tuned.

Discussion followed regarding expediting Moonstone Park (Mole B Master Plan),

Motion carried, without objection.

Motion by Commissioner Callahan, seconded by Chair Light to appoint a Commissioner Carlson and Commissioner Walters to work with staff to finalize the draft RFP to present to the Harbor Commission at its meeting on March 8, 2021. Motion carried, without objection.

Chair Light requested that staff agendaize establishing subcommittees under this item at its next meeting.

J.3. Director’s Report

Previous Council Items

- City Council considered the Public Amenities Plan and referred it to the Harbor Commission
- City Council considered a small lease for the cancer community and a small contract amendment with Kosmont Associates

Upcoming Council Items

- City Council will consider several leasing items

Miscellaneous Follow-up Items

- Spoke positively about the reopening of outdoor dining
- Discussed rent deferral programs and efforts
- Provided an update on response to comments to the Army Corps of Engineers

- Presented an update on occupancy levels for various pier leaseholds
- Announced an upcoming CUP for the Redondo Landing for the Harbor Commission's consideration

Discussion followed regarding the skateboard park and the City's schedule of events.

K. MEMBER ITEMS AND REFERRALS TO STAFF


Commissioner Callahan reiterated her request to staff to repair/replace the fallen streetlights at the splash wall.

L. ADJOURNMENT

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

At 9:30 p.m., Chair Light adjourned the meeting to the next regular meeting of the Harbor Commission on March 8, 2021 at 6:30 p.m.

Respectfully submitted,

 ON BEHALF OF

Stephen Proud, Director
Waterfront & Economic Development