

**CITY OF REDONDO BEACH
HARBOR COMMISSION AGENDA
Monday, May 9, 2022**

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE HARBOR COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS ARE RESUMING IN THE COUNCIL CHAMBER
EFFECTIVE IMMEDIATELY. 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_DNKvgFGISxKW5SduL5gR-Q

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

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 9, 2022](#)

F.2. [APPROVAL OF THE FOLLOWING MINUTES: APRIL 11, 2022](#)

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. [DISCUSSION REGARDING AN EDUCATIONAL FACILITY AT THE WATERFRONT.](#)

L.2. [DISCUSS AND PROVIDE INPUT REGARDING POTENTIAL PROGRAMMING OF A](#)

FUTURE EDUCATIONAL FACILITY AT THE WATERFRONT

L.3. DISCUSS AND PROVIDE INPUT REGARDING THE SCHEDULE OF THE KING HARBOR PUBLIC AMENITIES PLAN.

L.4. Director's Report

M. ITEMS FROM STAFF

N. COMMISSION ITEMS AND REFERRALS TO STAFF

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 13, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

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 # HC22-4102

Meeting Date: 5/9/2022

TITLE

For Blue Folder Documents Approved at the Harbor Commission Meeting



Administrative Report

F.1., File # HC22-4098

Meeting Date: 5/9/2022

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF MAY 9, 2022

ATTACHMENTS

AFFIDAVIT OF POSTING FOR MAY 9, 2022 HARBOR COMMISSION MEETING

Waterfront & Economic
Development Department

415 Diamond Street
Redondo Beach, CA 90277

tel 310-372-1171
fax 310-937-6621

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 9, 2022, 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.

Laurie Koike, Manager, Waterfront & Economic Development

Date: May 4, 2022



Administrative Report

F.2., File # HC22-4101

Meeting Date: 5/9/2022

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

APPROVAL OF THE FOLLOWING MINUTES: APRIL 11, 2022

ATTACHMENTS

MINUTES - APRIL 11, 2022

**CITY OF REDONDO BEACH
HARBOR COMMISSION MINUTES
Monday, April 11, 2022**

A. CALL MEETING TO ORDER

A Virtual meeting of the Harbor Commission was held pursuant to California Assembly Bill 361 and City Council action and was called to order by Chair Carlson at 6:30 p.m.

B. ROLL CALL

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

Officials Present: Mike Witzansky, City Manager
Greg Kapovich, W.E.D. Director
Laurie Koike, W.E.D. Manager

C. SALUTE TO THE FLAG

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

D. APPROVAL OF ORDER OF AGENDA

Chair Carlson suggested reordering the agenda to hear Item No. L.2., prior to Item No. L.1.

Motion by Commissioner Light, seconded by Commissioner Callahan, to approve the order of the agenda, as modified to hear Item No. L.2., prior to Item No. L.1. Hearing no objections, Chair Carlson so ordered.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

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 APRIL 11, 2022

F.2. APPROVAL OF THE FOLLOWING MINUTES: MARCH 14, 2022

Motion by Commissioner Kilroy, seconded by Commissioner Bauer, to approve the Consent Calendar, as presented. Hearing no objections, Chair Carlson 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

There were no eComments or public communications received for non-agenda items.

I. EX PARTE COMMUNICATION - None

J. PUBLIC HEARINGS - None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.2. DISCUSS AND PROVIDE INPUT REGARDING POTENTIAL PROGRAMMING OF A FUTURE EDUCATIONAL FACILITY AT THE WATERFRONT

W.E.D. Director Greg Kapovich introduced Thomas Grimm, CEO and President, Carlsbad Aquafarm, and deferred to him for a presentation.

Mr. Grimm narrated a PowerPoint presentation regarding himself and his organization and discussed the concept of Ocean Encounter, an educational facility including a fully immersive and experiential augmented reality system, aquafarms, aquaponics gardens, a studio kitchen, classes and exhibits, proposed at the waterfront, to be located at the previous Joe's Crab Shack site.

Mr. Grimm responded to questions regarding tearing down the existing building to build a new campus, farming abalone, working with special needs groups, the possibility of internships, engaging and training the public in restoration, establishing the organization as a non-profit, tapping into funding streams, the possibility of partnering with other non-profits and resources in the area, incorporating the on-the-water component, underwater robotics (drones), training docents, developing phases and reaching a large audience.

Chair Carlson expressed excitement about rebuilding the short pier in connection with the proposed project.

Mr. Grimm noted the need to know whether the City is serious about considering his proposal and spoke about integrating STEM educational activities.

Chair Carlson invited public comments.

Mark Hanson spoke favorably about the proposed program; expressed concerns about Seaside Lagoon taking over the former Joe's Crab Shack site; discussed waterfront education efforts by Julie Coll and mentioned the possibility of implementing the white seabass program.

There were no other public comments.

City Manager Witzansky commented on the flexibility of the proposed project and thanked the Commission for its support.

Chair Carlson spoke about integrating existing local programs.

Commissioner Light spoke about engaging community working groups.

Commissioner Bauer suggested charging an entrance fee would increase the value of the project.

Motion by Commissioner Light, seconded by Commissioner Kilroy, to communicate to the City Council and the SWA that the Harbor Commission is supportive of the proposed plan; that the former Joe's Crab Shack site be considered for the educational facility.

Amended Motion by Chair Carlson, seconded by Commissioner Bauer, to integrate Julie Coll's waterfront education program into the plan. Motion carried, unanimously, by the following roll call vote:

AYES: Bauer, Callahan, Chrzan, Kilroy, Light, Walters, Chair Carlson

NOES: None

ABSENT: None

ABSTAIN: None

L.1. DISCUSS AND PROVIDE INPUT ON THE CITY'S FY 2022/2023 BUDGET

City Manager Witzansky reported the City is in the process of developing the annual budget; noted it is due by May 15, 2022 and requested the Commission's input.

Chair Carlson referenced the Federal Infrastructure Plan; hoped it is not too late for King Harbor to receive federal funding; discussed the break wall and dredging; spoke about funding a study regarding the condition of the sea wall; commented on smaller projects addressed through the Harbor Amenities Plan; discussed increased Harbor Patrol staffing as well as increased staffing for harbor economic development.

Commissioner Callahan spoke about the splash wall down Yacht Club Way needing attention.

Commissioner Light referenced the Commission's input on strategic planning; spoke about working with the Corps of Engineers on the break wall; discussed a resiliency study relative to sea level rise; commented on the need to move the Moonstone Park project forward; believed the City should fund the sports fishing pier; suggested moving forward with the Harbor Amenities Plan; addressed the need to revitalizing the International Boardwalk and talked about making the Captain Kids site into a market hall and retaining/strengthening the Harbor Patrol and economic development in the Harbor. He added he would like to explore retention of sales tax and TOT for the Harbor.

In reply to Commissioner Kilroy's inquiry regarding the possibility of adding staffing, City Manager Witzansky reported most City departments are recovering from a former peak level of staffing (pre-pandemic) and spoke about spending on the waterfront being dependent on what the City can realistically afford.

Commissioner Kilroy noted the importance of keeping the waterfront, safe and mentioned the need to maintain and repair the parking garage.

City Manager Witzansky reported on the recent completion of an assessment and noted a recommendation to proceed with another phase of structural renovation to continue to extend the life of the parking garage.

Commissioner Bauer spoke about prioritizing projects that will make the harbor more attractive and discussed actions that would help in general upkeep of the harbor.

City Manager Witzansky addressed opportunities for grant funding for harbor projects and reported staff is in the process of developing an RFP for a consultant to help.

L.3. Director's Report

Previous Council Items

- City Council approved the base design of the Skate Park
- City Council considered the first reading of a proposed ordinance change to allow skate boarding on the pier

Upcoming Items

- Captain Kidd's will be resurfacing their parking lot
- City Council will consider lease contracts
- City Council is deliberating on returning to in-person meetings

Miscellaneous Follow-up Items

- Completion of filming for a Food Network show
- Collection of data of a survey on the King's Harbor Amenities Plan

Discussion followed regarding fundraising for the Skate Park wall amenity, the Skate Park construction schedule, short-term leases for Ruby's and Beach Life, consideration of recommendations regarding the Harbor Patrol, the next meeting of the Harbor Amenities Plan subcommittee and the possibility of holding the meeting, outdoors and in-person.

Chair Carlson mentioned extending the south break wall and spoke about heavy currents and whirlpools because of surges at the basins.

M. ITEMS FROM STAFF - None

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Chair Carlson suggested agendizing a presentation from Julie Coll and her waterfront education program for the next Harbor Commission meeting.

Motion by Chair Carlson, seconded by Commissioner Kilroy, to agendize a presentation from Julie Coll and her waterfront education program for the next Harbor Commission meeting. Hearing no objections, Chair Carlson so ordered.

Commissioner Callahan thanked W.E.D. Manager Laurie Koike for sending out the notice regarding the light at Harbor Drive.

Commissioner Chrzan requested that staff look into the leaseholder on Marina Way is managing their parking lot.

O. ADJOURNMENT

Motion by Commissioner Callahan, seconded by Commissioner Kilroy, to adjourn the meeting. Hearing no objections, Chair Carlson so ordered.

At 10:45 p.m., Chair Carlson adjourned the meeting to May 9, 2022.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,



Greg Kapovich, Director
Waterfront & Economic Development



Administrative Report

H.1., **File #** HC22-4100

Meeting Date: 5/9/2022

TITLE

For eComments and Emails Received from the Public



Administrative Report

L.1., File # HC22-4130

Meeting Date: 5/9/2022

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

DISCUSSION REGARDING AN EDUCATIONAL FACILITY AT THE WATERFRONT.

EXECUTIVE SUMMARY

The City of Redondo Beach is in the middle of a planning effort to establish a framework plan to improve and enhance various public amenities within the City's waterfront, commonly referred to as King Harbor. The public amenities that exist in the waterfront today were developed in a piecemeal fashion over many years and they lack the functionality necessary to provide a first-rate resident and visitor experience. Understanding that the various public amenities are interrelated and recognizing that these amenities set the framework for other public and commercial activities within the Waterfront, the City has started the process of creating a comprehensive plan for the waterfront.

One specific element of the amenities plan is to create an educational facility. Staff has invited Dr. Chris Lowe, a professor and director of the Shark Lab at California State University Long Beach, to present an oral report at the Commission hearing regarding potential ideas for an educational facility with an opportunity to field questions/comments from the Commission. The mission of the Shark Lab at Cal State Long Beach is to study the physiological and behavioral ecology of marine animals emphasizing the effect of human activity on the ocean. The lab utilizes and develops innovative technology to answer challenging questions important for the conservation and restoration of depleted shark populations.



Administrative Report

L.2., File # HC22-4110

Meeting Date: 5/9/2022

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

DISCUSS AND PROVIDE INPUT REGARDING POTENTIAL PROGRAMMING OF A FUTURE EDUCATIONAL FACILITY AT THE WATERFRONT

EXECUTIVE SUMMARY

The City of Redondo Beach is in the middle of a planning effort to establish a framework plan to improve and enhance various public amenities within the City's waterfront, commonly referred to as King Harbor. The public amenities that exist in the waterfront today were developed in a piecemeal fashion over many years and they lack the functionality necessary to provide a first-rate resident and visitor experience. Understanding that the various public amenities are interrelated and recognizing that these amenities set the framework for other public and commercial activities within the Waterfront, the City has started the process of creating a comprehensive plan for the waterfront.

One specific element of the amenities plan is to create an educational facility. Staff has invited Julie Coll to present an oral report at the Commission hearing regarding potential ideas for such an educational facility with an opportunity to field questions/comments from the Commission. Julie Coll co-founded the King Harbor Boating Foundation in 2012 with fellow co-founder Mark Hansen. The goal of the foundation is to educate the community about the ocean environment by having the community actively engage with nature out on the water.



Administrative Report

L.3., File # HC22-4116

Meeting Date: 5/9/2022

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

DISCUSS AND PROVIDE INPUT REGARDING THE SCHEDULE OF THE KING HARBOR PUBLIC AMENITIES PLAN.

EXECUTIVE SUMMARY

The City of Redondo Beach is in the middle of a planning effort to establish a framework plan to improve and enhance various public amenities within the City's waterfront, commonly referred to as King Harbor. The revitalization of the waterfront has been a key strategic priority for the City for many years. Key to the revitalization effort is the need to upgrade or replace many of the public amenities within the waterfront such as open space, docks, restrooms, boat launch, bike lanes, etc. Over the past several years, while there have been previous studies and planning efforts primarily focused on individual facilities, there is a need to plan for the Waterfront as a whole and understand how the various public amenities may be organized and implemented to maximize the recreational and visitor experience.

In October 2021, the initial phase called "Launch and Listen" began with the intent to identify what amenities are preferred by the community. This first phase consisted of an online survey, virtual community meeting, and two pop-up events at the farmers market and Redondo Beach Pier. In January 2022, City staff and our project consultant SWA progressed to the second phase called "Explore & Synthesize". During the second phase, SWA presented potential options to the community for feedback, conducted two more pop-up events, as well as a second community meeting. Most recently, staff wrapped up Phase 2 of the project in April with a second online survey designed to build upon our understanding of the community wants and needs within the harbor. Currently, SWA is reviewing the results of the survey before moving into Phase 3 of the project called "Share and Evaluate". Phase 3 is set to begin in May and includes development of the first draft version of the plan for review by the working committee and general public. The fourth and final phase of the project consists of the public hearing process, which is set to take place between July and September.

The following key dates and milestones are upcoming.

- May 20, 2022 - Submit a 50% Draft of the Public Amenities Plan to City staff and the Working Committee for review.
- May 23, 2022 - Conduct a Working Committee Meeting to review the survey results and the 50% Draft of the Public Amenities Plan.

- May 31, 2022 - Conduct the final community meeting before the public hearing process begins to review the results of the survey and draft plan.
- June 30, 2022 - Adjust the draft plan in response to comments from the community, working committee, and staff. Submit a 100% Draft Plan to City staff in preparation for future public hearings in July, August, and September.



Administrative Report

L.4., File # HC22-4099

Meeting Date: 5/9/2022

TO: HARBOR COMMISSION

FROM: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR

TITLE

Director'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.