



Administrative Report

L.1., File # HC21-2449

Meeting Date: 5/10/2021

TO: HARBOR COMMISSION

**FROM: STEPHEN PROUD, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR**

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE PERMIT PROCESS FOR MOBILE OPERATORS TO PROVIDE STAND-UP PADDLEBOARD INSTRUCTION AND/OR EQUIPMENT RENTAL IN KING HARBOR

RECOMMENDATION

Staff recommends the Harbor Commission:

- 1) Receive and File the Administrative Report on the SUP Permit process.
- 2) Provide appropriate direction.

BACKGROUND

In May 2018, based on the recommendation of the Harbor Commission, the Redondo Beach City Council approved a temporary use permit system to allow stand-up paddleboard instruction and equipment rental in King Harbor. This action was in response to a number of businesses that were using both on-site and on-line reservation systems to solicit patrons for instructional classes and/or the delivery of rental equipment to King Harbor. These operators were providing services on public property without any contractual or permitting authority from the City. All other commercial ventures within the City's Waterfront require some form of regulatory or contractual relationship with the City that requires, among other things, that the businesses carry insurance, provide indemnification, and pay rental fees to the City.

The temporary use permit process was intended to be limited in duration, as the City Council expressed a clear preference to having business operations in the Harbor be conducted at a "brick and mortar" location. However, due to on-going litigation, the leasing program was limited and the temporary use permit ("TUP") process was intended to bridge the gap until the City was able to resume leasing commercial space. The City is now actively leasing space in the harbor and staff is seeking input from the Harbor Commission on the continued use of the temporary use permit process for SUP instruction and/or equipment rental.

Attached is a current copy of the Temporary Use Permit Application. Over the past three seasons that the TUP process has been in place, the City has generally issued two permits per season. Staff

is aware that there continue to be businesses operating without a permit, but on-going enforcement of the permit process remains a challenge. In addition, staff has received several complaints from members of the public over the past few seasons with regard to businesses operating from the hand launch facility (both permitted and unpermitted). The common complaint is that the operators store their equipment on the ramp and hand launch dock creating access issues for other users.

If the Harbor Commission recommends continuation of the TUP process for SUP instruction and/or equipment rental, staff recommends that the number of permits continue to be limited to three operators and that the operators be prohibited from storing equipment on the ramps and hand launch facility. Patrons can meet the operators in the Redondo Beach Marina parking lot and transport their own equipment to the hand launch, returning it when their rental/instruction is complete.

The Permit Application sets forth the various information required by the City prior to issuing a permit for SUP instruction and/or equipment rental in the Harbor. It includes a proposed permit fee of \$1,000 per month.

ATTACHMENTS

Exhibit A - Temporary Use Permit Application