

A. CALL MEETING TO ORDER

A Meeting of the Harbor Commission was called to order by Commissioner Light at 6:30 p.m. in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Commissioners Present: Callahan, Chrzan, Light, Walters
Commissioners Absent: Vice-Chair Bauer (excused), Chair Carlson (excused), and Commissioner Kilroy (excused)
Officials Present: Greg Kapovich, Waterfront and Economic Director
Laurie Koike, Waterfront and Economic Manager

C. SALUTE TO THE FLAG

At the request of Commissioner Light, Commissioner Chrzan led the assembly in the Salute to the Flag.

D. APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Callahan, seconded by Commissioner Walters, to approve the Order of the Agenda as presented. Hearing no objections, Commissioner Light so ordered.

E. BLUE FOLDER ITEMS

Motion by Commissioner Callahan, seconded by Commissioner Walters, to receive and file Blue Folder Items for all presentations and Item L.2. Hearing no objections, Commissioner Light so ordered.

F. CONSENT CALENDAR

F1. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF OCTOBER 10, 2022

Motion by Commissioner Chrzan, seconded by Commissioner Walters, to approve Consent Calendar Item F1. Hearing no objections, Vice-Chair Light so ordered.

Commissioner Light pulled Item F2 for further discussion.

G. EXCLUDED CONSENT CALENDAR

F2. APPROVAL OF THE FOLLOWING MINUTES: SEPTEMBER 12, 2022.

Commissioner Light pulled the September meeting minutes for additional discussion to ascertain why a subcommittee for mast-up dry boat storage was not placed on the October meeting agenda. The September Harbor Commission meeting included an item to discuss the draft Public Amenities Plan, of which, the Harbor Commission recommended City Council approve subject to specific changes. One such recommended change was the formation of a subcommittee to analyze potential locations for dry boat storage.

Commissioner Light indicated that a specific motion was passed at the September meeting, directing staff to agendize formation of the subcommittee at the next Harbor Commission meeting, which would have been the October meeting. Waterfront and Economic Development Director Greg Kapovich stated that formation of a subcommittee was a recommendation to City Council for their consideration and that formation of such subcommittee should wait until City Council takes action on the Public Amenities Plan, inclusive of all of the recommendations offered by the Harbor Commission. Director Kapovich indicated that he had planned to agendize formation of the subcommittee at the next Harbor Commission meeting after City Council action on the Public Amenities Plan. Commissioner Light stated that waiting until after the City Council meeting was not his intent and instead wanted this to be in parallel with review of the Plan instead of waiting. Waterfront and Economic Director Kapovich stated this can be discussed at the next meeting, and to take a vote tonight to direct staff to agendize for November.

Motion by Commissioner Light, seconded by Commissioner Callahan, to direct staff to agendize a Subcommittee on the placement of mast-up dry storage for the next meeting (November) regardless of what action takes place at City Council when reviewing the Public Amenities Plan. Motion carried unanimously, with the following roll call vote:

AYES: Callahan, Chrzan, Light, Walters
NOES: None
ABSENT: Bauer, Carlson, Kilroy

Commissioner Light also wanted to ensure the September meeting minutes reflect that he would not support the Public Amenities Plan unless vehicle access is provided to the small boat launch and that Seaside Lagoon remain at its full size. Specifically, that the newly proposed great lawn area not be permanently separated from the rest of Seaside Lagoon. Commissioner Light indicated that failure to make these changes would result in a Public Amenities Plan that violates portions of the Coastal Act for access, as well as Measure C. Director Kapovich also noted that Commissioner Chrzan sent staff recommended changes to the minutes. Director Kapovich agreed to make the changes offered by Commissioners Light and Chrzan and recommended the Harbor Commission to direct staff to make the changes and return at the November meeting for review and approval.

Motion by Commissioner Light, seconded by Commissioner Walters, to incorporate all changes and bring them back to the next meeting for approval. Hearing no objections, Commissioner Light so ordered.

See attached revised version of September minutes.

PUBLIC COMMENTS:

Zoom Call:

Mark Hansen noted the minutes from last month (September) regarding the Harbor Amenities Plan, accurately report and read the following into the record:

(quote) Motion by Commissioner Light, seconded by Commissioner Kilroy, to agendize for the next meeting to form a subcommittee on mast-up dry storage. Motion carried unanimously (unquote).

During the proceeding discussion, the Waterfront Director had suggested that:

They didn't know if City Council was going to adopt the recommendations for dry boat storage, so he could come back at the next Harbor Commission meeting and they could formulate that subcommittee. However, the Commission's final unanimous motion did NOT include any such conditions. Per its Bylaws, the power to form subcommittees (ad hoc committees) resides solely with the Commission itself. The public had an expectation and a right to learn the make-up of that subcommittee tonight. It is disappointing to not see this on the agenda.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

A member of the public supported security on the port.

H1. For eComments and Emails received from the Public - NONE

I. EX PARTE COMMUNICATIONS

Commissioner Light disclosed discussions with Savoir Faire Immersion Preschool.

J. PUBLIC HEARINGS

J1. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION CONDITIONAL USE PERMIT, AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE OPERATION OF A CHILD DAY CARE CENTER WITH INFANT CARE, IN AN EXISTING COMMERCIAL OFFICE BUILDING ON PROPERTY LOCATED AT 109 W. TORRANCE BOULEVARD WITHIN THE COASTAL COMMERCIAL (CC-2) ZONE

Planning Manager Sean Scully gave a report and discussed the following:

- Background
- Savoir Faire Immersion Preschool is allowed with a CUP
- Location
- Sound will be blocked
- Floor Plans
- Parking – RBMC Section 10-5.1706
 - Child day care center - total parking required – approximately 21 spaces
- Primary Issues of concern
 - Actual occupancy counts – project complies – ample parking
 - All on same level of parking
 - Conditions 10 and 11 have been included in the draft resolution to address potential noise issues
- Outreach to businesses
- Recommendation to approve the draft resolution

Commissioners Chrzan and Light asked about amplified sound outdoors. Planning Manager Scully suggested asking the applicant.

In response to Commissioner Chrzan, Planning Manager Scully referred to the smaller play area and said amplified sound will not be pursued or included.

Zoila V. Norwood, owner, gave a history on their business and their language teachings, supported the proposed location which is ideal for the children, and said they are an essential business. She said their schools are clean and safe for their children and never had an outbreak from covid. She said Zoom has been offered and supported by the parents and their children. She also said they are planning a third location and said infant care has been requested. She supported more kids at the pier to share with families. She supported 109 W. Torrance Blvd as their infant care facility.

In response to the Commissioners concerns regarding amplified outdoor sound, Ms. Norwood said they will not have any amplified outdoor sound and also said they will be padding the ground and walls. She also supported putting in a condition stating no amplified outdoor sound will be allowed.

Commissioner Callahan supported the business.

Commissioner Walters asked about the number of children the area could accommodate. In response to Commissioner Walters, Ms. Norwood stated the maximum number of children would be 60 and 11 to 15 staff members with some coming in the morning and some coming in the afternoon.

In response to Commissioner Walters, Planning Manager Scully stated the traffic plan considered a maximum of 60 children. The traffic analysis was very thorough and concludes that the parking and circulation complies with minimum Redondo Beach Municipal Code requirements.

Commissioner Walters sought clarification on the CEQA exemption. Planning Manager Sean Scully confirmed the project qualified for exemption 303 for use conversion of small structures (less than 10,000 square feet).

In response to Commissioner Chrzan, Planning Manager Scully explained that some upgrading may be required regarding adding another bathroom facility but this will be worked out through the plan check process.

Commissioner Chrzan suggested adding language to condition of approval #10 in the CUP that no amplified music be permitted in the outdoor play area.

Motion by Commissioner Chrzan, seconded by Commissioner Walters, to add language to the draft conditions of approval for the CUP that no amplified music be permitted in the outdoor play area Motion carried unanimously, with the following roll call vote:

AYES: Callahan, Chrzan, Light, Walters
NOES: None
ABSENT: Bauer, Carlson, Kilroy

Motion by Commissioner Callahan, seconded by Commissioner Walters, to close the Public Hearing. There being no objections, Commissioner Light so ordered.

Motion by Commissioner Callahan, seconded by Commissioner Walters, to approve the attached Resolution, which would adopt the Exemption Declaration and approve the Coastal Development Permit/Conditional Use Permit for a child care center, subject to the revised conditions contained in the attached Resolution inclusive of added language that no amplified music be permitted in the outdoor play area. Motion carried unanimously, with the following roll call vote:

AYES: Callahan, Chrzan, Light, Walters
NOES: None
ABSENT: Bauer, Carlson, Kilroy

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS – NONE

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L1. QUARTERLY PUBLIC SAFETY REPORT

Captain John Naylor gave a report and discussed the following:

- Redondo Beach Pier/Harbor Unit Statistics
 - Juvenile – 32 incidents
 - Petty theft – 32 incidents
 - Grand theft – 33 incidents
 - Drunk/Drugs in public – people may be drunk from inside or coming in from pier harbor area (190th to Avenue I) (west of Harbor Drive, Bike Path and includes Veteran Park) – 35 incidents
 - Found Property – 33 incidents
 - Security check – (business check) – 427 incidents
 - Subject stop – 473
 - Traffic stop – 80
 - Arrests – 14
 - FI Cards – 12
 - Reports – 279
 - Process of hiring more community service officers

Commissioner Light informed of a gang of people on e-bikes dressed in black clothing harassing people three weeks ago which was on social media. Captain Naylor stated they sent officers out, have increased patrols, and are on the lookout, rebuilding e-bike enforcement. He informed of a community meeting taking place on October 11 at Alta Vista answering questions and another meeting taking place on October 18 at Anderson Park.

Commissioner Callahan suggested a driver's license should be required when traveling 35 mph on a sidewalk which is unlawful. Captain Naylor was unsure if licensing can be required without an ordinance but noted this item will be coming to City Council on November 1 with a global plan for e-bike enforcement and education.

Commissioner Callahan noted an incident Friday night on the pier regarding a potential hate crime. Captain Naylor said he was unaware of this incident but said he will look into it and also supported enhancement of hate crime enforcement.

Commissioner Light stated he saw e-bikers coming out of the Riviera Village about 9 p.m. down Catalina blowing stop signs. Captain Naylor said they have issued 59 citations on the Esplanade and enforcement is taking place.

Commissioner Walters asked what items constitute violent crime/felony on the list. Captain Naylor stated grand theft, stolen vehicles, robberies, and assault with a deadly weapon. He also said dead bodies could be senior citizens or others who have died of natural causes.

In response to Commissioner Light, Captain Naylor stated “man down” is a call category.

In response to Commissioner Chrzan, Captain Naylor stated that narcotic activity would include using, possessing, or selling.

Commissioner Walters asked about an increase of crime since covid. Captain Naylor stated since the onset, there has actually been a decrease in crime.

Commissioner Light asked Captain Naylor to get back to staff regarding the e-bike incident.

Patrick Butler, Interim Fire Chief, presented an overview of public safety and stats.

- Lost swimmer off the coast in September – unified effort from agencies – thanked the department
- Calls for service for May Day, emergency response, vessel assist
- Boat 63 – paramedic boat
- 78 calls – medical aid
- 70 May Day calls
- Unified command
- Beach Life and agencies coming together
- 347 incidents in the first six months

Commissioner Light pointed out that the Harbor Patrol was much more capable a decade ago than it is today and has eroded over time. He said he is interested in its future, diverting from harbor duties and going more into land duties, and getting back to where it was before.

Chief Butler said a good solid set of objectives is needed in the harbor and own strategic plan.

Commissioner Light supported use of the harbor, land and water.

Commissioner Callahan stated she would like to see year-over-year comparisons for context when reviewing these statistics.

Commissioner Light stated the boat on Basin 1 is a bad introduction.

Captain Butler stated three boats are being checked regarding keeping or discharging.

Commissioner Walters said he would like to see a year over year or three year type of average on the stats, and also quarterly stats.

Captain Butler stated he can incorporate a live sheet.

L2. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS FROM HARBOR COMMISSION TO CITY COUNCIL REGARDING OPTIONS TO RE-ESTABLISH A WHITE SEABASS PROGRAM IN KING HARBOR

Waterfront and Economic Development Director Greg Kapovich gave a report and discussed the following:

- White Sea Bass Program
- Background
- Subcommittee formed
- Locations discussed
- Subcommittee and staff recommend locations #2, #7 and #8 to be strongly considered by the Harbor Commission for formal recommendation by City Council.
- Location #7 was the most ideal fit, followed closely by location #8.
- While location #2 is also ideal, further analysis of the necessary construction improvements should be explored.
- Furthermore, according to KHOEF, the most suitable “in-water” location for a grow pen that can accommodate the ocean current criteria is at the entrance to Basin 3, which is where recommended locations #7 and #8 are situated.
- Locations #5 and #6 would be long-term solutions.
- Locations #3 and #4 are good options but the project would have to be completed.

Commissioner Callahan supported location #7 with the dock already in place and has great water flow, noting location #8 doesn't have the circulation or security.

In response to Commissioner Chrzan, Commissioner Callahan explained that the logistics of locating a pen on a floating barge would not be feasible noting it would be difficult to get volunteers in and out or equipment in and out.

PUBLIC COMMENTS:

Bennett Talsky noted advantages out in the harbor releasing fish, stated the water flow and oxygen flow is good, and supported location #7. He also said the floating barge in the mooring area makes sense and should be considered. He questioned the funding, stated the barge would be a one person operation maintaining facilities out on docks, and it could work if the funds are properly allocated.

For eComments and Emails received from the Public

Bryan Dalton's comments were read into the record.

In response to Commissioner Light, Waterfront and Economic Director Kapovich stated that Clark McNulty supported location #7, but locations #3 and #4 were on his list as well with a short term delay to accommodate upcoming construction projects.

Commissioner Callahan supported locations #7, #3 and #4.

Commissioner Light suggested location #7 but for expansion or impossible to do location #7, explore locations #3 and #4.

Motion by Commissioner Callahan to recommended to City Council location #7 as the top pick and if it doesn't pan out, go to locations #3 and #4 for future expansion and for temporary, go to location #7.

Friendly amendment by Commissioner Light if Commission recommends expediting at location #7 and if impossible, explore locations #3 and #4 as short-term alternatives and/or for long-term expansion.

Motion by Commissioner Callahan, seconded by Commissioner Walters, to recommend to City Council location #7 as an expedited option and as the number one priority and if this option doesn't work out, return and explore areas #3 and #4 and for future expansion as well. Motion carried unanimously, with the following roll call vote:

AYES: Callahan, Chrzan, Light, Walters
NOES: None
ABSENT: Bauer, Carlson, Kilroy

L3. DIRECTORS REPORT

Waterfront and Economic Director Kapovich gave a report and discussed the following:

- Council approved International Boardwalk Storefront Improvement Program
- New paving surface was approved along International Boardwalk in the CIP Program
- Additional paint approved for stores
- Railing replacements around the Harbor is underway
- Lights around the Harbor have been replaced
- Public Works Department – Pier Parking structure critical repairs - Council appropriated \$485K from the Uplands Fund to help accommodate this project
- October 11 – contract going to City Council with Slater Waterproofing to recoat Kincaid's parking lot at \$41K paid for by the driver
- October 18 – City Council will review Public Amenities Plan
- November 1 – Discussion of free holiday parking from December 3 to January 1
- October 28 – Holiday event on Parcel 10 from 6 p.m. to 8 p.m.

In response to Commissioner Light, Waterfront and Economic Director Kapovich referred to the skate park and noted difficulty getting concrete to the site which will be discussed with Council. He also referred to the Sea Lab and said it is under review and a formal response should take place in the next month or two. He also said Ruby's and On The Rocks are slated to come to the Commission in November and the CUP applications are being reviewed by staff. He further said that staff has received a couple of inquiries have regarding the new storefront improvement program on International Boardwalk.

Commissioner Light announced the presence of sharks in the harbor.

M. ITEMS FROM STAFF - NONE

N. COMMISSION ITEMS AND REFERRALS TO STAFF - NONE

O. ADJOURNMENT

Motion by Commissioner Callahan, seconded by Commissioner Walters, to adjourn the meeting. Hearing no objections, Commissioner Light so ordered.

At 8:05 p.m., Commissioner Light adjourned the meeting to November 14, 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