

**AGENDA**  
**REDONDO BEACH HARBOR COMMISSION**  
**SPECIAL MEETING**  
*Thursday, November 14, 2013, 6:30pm*  
**REDONDO BEACH CITY COUNCIL CHAMBERS**  
**415 DIAMOND STREET**

**I. OPENING SESSION**

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. SALUTE TO THE FLAG**

**II. APPROVAL OF ORDER OF AGENDA**

**III. RED FOLDER ITEMS**

*Red folder items require immediate action, and came to the attention of the City subsequent to the 72-hour noticing requirement. These items require a 2/3 vote of the Commission (or if less than 2/3 are present, a unanimous vote) to add to the Agenda.*

**IV. BLUE FOLDER ITEMS**

*Blue folder items are additional backup material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

**V. 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 following Oral Communications.*

- 5. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION SPECIAL MEETING OF NOVEMBER 14, 2013**
- 6. APPROVAL OF THE FOLLOWING MINUTES: OCTOBER 14, 2013**
- 7. MONTHLY STATISTICS FROM HARBOR PATROL**
- 8. CITY COUNCIL RECEIVED AND FILED THE OCTOBER 15, 2013 MONTHLY UPDATES TO THE STRATEGIC PLAN; VITALIZE THE WATERFRONT AND ARTESIA CORRIDOR**  
Staff recommendation: Receive and file
- 9. APPROVE CONTRACT NO. C-1210-270-1, AN EXTENSION AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND SUNRISE HARBOR, LTD.**  
Staff recommendation: Receive and file
- 10. APPROVE CONTRACT NO. C-1311-131, A LEASE BETWEEN THE CITY OF REDONDO BEACH AND EDWARD J. CASTRO, DBA THE NEW STARBOARD ATTITUDE, FOR THE PREMISES AT 202 FISHERMAN'S WHARF**  
Staff recommendation: Receive and file

**VI. ORAL COMMUNICATIONS**

*Anyone wishing to address the Harbor Commission on any Consent Calendar item on the agenda, which has not been pulled by Harbor Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

**VII. EXCLUDED CONSENT CALENDAR ITEMS**

**VIII. 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.*

**IX. EX PARTE COMMUNICATIONS**

**X. PUBLIC HEARINGS**

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

**11. DISCUSSION OF FY 2014-15 CIP BUDGET**

Staff recommendation: Receive and file

**12. DIRECTOR'S REPORT**

Staff recommendation: Receive and file

**XII. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

**XIII. MEMBERS ITEMS AND REFERRALS TO STAFF**

**XIV. ADJOURNMENT**

The next meeting of the Harbor Commission of the City of Redondo Beach will be a regular meeting to be held December 9, 2013 in the Redondo Beach Council Chambers, 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 a day at the Redondo Beach Police Department and at [www.redondo.org](http://www.redondo.org) under the City Clerk. Agenda packets are available during Library Hours, at the Reference Desk at both the Redondo Beach Main Library and North Branch Library. During City Hall hours, Agenda Packets are also available for review in the Office of the City Clerk.*

*Any writings or documents provided to a majority of the Harbor Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, CA during normal business hours.*

PROOF OF POSTING

I, Holly Short, hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, Harbor Department, and that the following document was posted by me at the following location(s) on the date the time noted below:

Agenda – Redondo Beach Harbor Commission

Special Meeting of November 14, 2013

Posted on: November 8, 2013 at 3:00 pm

Posted at: DOOR "A" BULLETIN BOARD

and CITY CLERK'S OFFICE

Holly Short  
Signature

11/8/13  
Date

**MINUTES OF THE  
REDONDO BEACH HARBOR COMMISSION MEETING  
OCTOBER 14, 2013**

**CALL TO ORDER**

A regular meeting of the Harbor Commission was called to order at 6:30 p.m. in the City Council Chambers, 415 Diamond Street, by Chairperson M. Jackson.

**ROLL CALL**

Commissioners Present: Bloss, Horvath, D. Jackson, M. Jackson, Shaer

Commissioners Absent: Keidser, Dalton

Officials Present: Peter Carmichael, Waterfront and Economic  
Development Director  
John Picken, Harbor Patrol Sergeant  
Margareet Wood, Recording Secretary

**SALUTE TO THE FLAG**

Commissioner D. Jackson led the members in the salute to the flag.

Chairperson M. Jackson welcomed Commissioner Horvath to the Commission. Commissioner Horvath provided a brief personal background.

**APPROVAL OF ORDER OF AGENDA**

Motion by Commissioner D. Jackson, seconded by Commissioner Bloss, to move Agenda item 10, Quarterly Report from Harbor Patrol, ahead of the Consent Calendar. Motion carried unanimously.

**ITEMS FOR DISCUSSION PRIOR TO ACTION**

Quarterly Report from Harbor Patrol

Sergeant Picken listed the incidents for July, August, and September totaling 245, 181, and 215, respectively for a year-to-date total of 1,618. At 6:37 p.m. he left the meeting on an emergency call.

**CONSENT CALENDAR**

5. Approval of Affidavit of Posting for the Harbor Commission Meeting of October 14, 2013
6. Approval of the Following Minutes: September 9, 2013
7. Updates to the Strategic Plan Mission, Vision, Values, Goals and Objectives

Motion by Commissioner D. Jackson, seconded by Commissioner Shaer, to receive and file the Consent Calendar. Motion carried unanimously.

**ORAL COMMUNICATIONS**

None.

## **EXCLUDED CONSENT CALENDAR ITEMS**

None.

## **PUBLIC PARTICIPATION ON NON AGENDA ITEMS**

None.

## **ITEMS FOR DISCUSSION PRIOR TO ACTION**

### Harbor Commission Nominations and Election of Chairperson and Vice-Chairperson

Motion by Commissioner Bloss, seconded by Commissioner D. Jackson, to open nominations. Motion carried unanimously.

Motion by Chairperson M. Jackson, seconded by Commissioner Bloss to nominate Commissioner Shaer for the office of Chairperson.

Motion by Commissioner Shaer, seconded by Commissioner Bloss, to nominate Commissioner D. Jackson for the office of Vice Chairperson.

Commissioner Shaer was unanimously elected to the position of Chairperson.

Commissioner D. Jackson was unanimously elected to the position of Vice Chairperson.

The new officers assumed their new seat positions.

### Director's Report

Director Carmichael reported the following:

#### Projects:

- Transient Vessel Moorings – approved at Coastal Commission meeting, final plans/specs to be submitted to City Council before end of year, contractor selection before mid-June
- Mole B Master Plan – redesigned plan to be submitted to City Council early next year
- Herondo Gateway – plan update underway, construction will begin after first of year
- Shade Hotel – foundation construction continues
- Barney's Beanery – grand opening before end of year
- Charlie's Place – upgrades planned
- CenterCal - contract to City Council early next month
- Parking Structure – repairs on as-needed basis for next 5-7 years
- Pad 10 – concrete structure in place, Taste of Pier event held there recently, other events will begin next month

Events:

- December 14 – Santa on the Pier, Boat Parade
- March 9 – Festival of the Kite

Director Carmichael confirmed that the pier business, Shark Attack, is closing on November 30.

In response to Commissioner M. Jackson, Director Carmichael answered that the scope of changes will determine whether the Mole B redesign will be reviewed by the Harbor Commission prior to City Council.

In response to Commissioner Bloss, Director Carmichael stated that a new tenant is being sought for the former Maison Riz restaurant space.

In response to Commissioner Bloss regarding the signs on the pier instructing bicyclists to dismount, Director Carmichael explained that a cyclist slipped when a large area of the parking structure which was recoated with sealer became wet. He said the signs will remain while the area is being analyzed for safety.

Commissioner Bloss commented that cyclists are not observing the signs.

In response to Commissioner Horvath regarding the Harbor Drive path, Director Carmichael stated that parking lot ingress and egress was a primary point of discussion throughout the project approval process as well as bike path safety; and that precautions include a break in the median at each driveway and bulb-outs on the north and south end of each driveway. He said that combining some of the driveways is a longer term solution.

In response to Chairperson Shaer, Director Carmichael said the Maison Riz property extends out to the end of the straight pier and is listed for sale. He discouraged further discussion because the topic was not agendaized.

Motion by Commissioner D. Jackson, seconded by Commissioner Bloss, to receive and file the Director's Report. Motion carried unanimously.

**ITEMS CONTINUED FROM PREVIOUS AGENDAS**

None.

**MEMBERS ITEMS AND REFERRALS TO STAFF**

Commissioner M. Jackson encouraged the public to attend the Veterans Memorial Service on November 11 at Veterans Park.

Chairperson Shaer thanked Commissioner M. Jackson for being a great leader.

Motion by Commissioner D. Jackson, seconded by Commissioner Keidser, to adjourn the meeting. Motion carried unanimously.

**ITEMS FOR DISCUSSION PRIOR TO ACTION**

Sergeant Picken re-entered the meeting at 6:56 p.m.; therefore the Quarterly Harbor Patrol Report was resumed with the reporting of significant events:

July 3 – Unpermitted amplified music shut down

July 4 – Annual fireworks show

July 7 – Vessel accident

July 27 – Fuel line break with minor spill, investigation conducted

September 2 – Vessel/whale accident

September 11 – Natural gas leak on the Boardwalk

September 14 – Dog rescued from the water

September 15 – Bob Meistrell Memorial

September 29 – Vessel on the beach

Regarding the vessel/whale accident, Sergeant Picken explained that the whale struck a sailboat and swam away.

Also regarding the vessel/whale accident, Sergeant Picken stated that the Harbor Patrol enforcement area covers the area from Palos Verdes Point to El Segundo, and the area between Palos Verdes Point and Point Fermin is covered by L.A. County Sheriff, L.A. County Lifeguard, and the Palos Verdes police department.

At 7:05 Chairperson Shaer adjourned the meeting to a special meeting on November 14, 2013.

Respectfully submitted,

Peter Carmichael  
Waterfront and Economic  
Development Director

HARBOR PATROL STATISTICS FOR 2013

INCIDENT DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
BOAT RESCUES	12	12	10	10	11	15	20	10	18	5			123
FIRE RESPONSES	4	2	9	2	4	7	9	8	4	4			53
MEDICAL RESPONSES	6	10	11	8	7	10	10	6	11	5			84
MOORING PERMIT INSPECTIONS	10	6	19	16	8	10	15	7	4	8			103
MARINE ENFORCEMENT	61	25	58	38	80	185	115	81	103	96			842
ANCHORAGE PERMITS	2	4	3	4	4	4	3	2	7	2			35
COMMERCIAL INSPECTIONS	0	2	4	4	5	2	1	0	1	1			20
OVERHANG CHECKS	2	1	1	2	1	2	1	2	2	2			16
SEA LIFE RELATED CALLS	0	1	2	1	2	1	2	2	3	3			17
POLLUTION CALLS	2	2	2	4	2	3	1	3	1	0			20
AGENCY ASSISTS	1	3	2	2	3	2	2	3	2	4			24
PUBLIC ASSISTS	12	8	8	4	2	8	7	10	6	4			69
REPORTS-VESSEL ACCIDENT	0	0	2	1	1	1	2	0	0	1			8
REPORTS-VESSEL IMPOUND	0	0	0	0	0	0	0	0	1	1			2
REPORTS-MISCELLANEOUS	4	3	2	4	6	10	6	4	4	3			46
WATER RESCUE	0	0	0	1	1	1	1	0	0	0			4
ROCK ASSISTS	2	0	0	0	3	0	0	0	1	1			7
AIRPLANE DOWN CALLS	0	0	0	0	0	0	0	0	1	0			1
DIVE OPERATIONS	5	3	2	3	6	4	3	5	3	5			39
MISCELLANEOUS CALLS	6	8	12	15	36	45	47	38	43	38			288
TOTAL CALLS FOR SERVICE	129	90	147	119	182	310	245	181	215	183	0	0	1801





---

---

# Administrative Report

---

---

**Action Date: October 15, 2013**

**To: MAYOR AND CITY COUNCIL**

**From: BILL WORKMAN, CITY MANAGER**

**Subject: 2013-2016 STRATEGIC PLAN ADOPTION**

## **RECOMMENDATION**

- 1) Receive and file a presentation on the 2013-2016 City of Redondo Beach Strategic Plan;
- 2) Adopt the 2013-2016 Strategic Plan and Six-Month Objectives established at the Strategic Planning Workshop held on September 12, 2013; and
- 3) Set the date of March 27, 2014 for the next Strategic Planning Workshop.

## **EXECUTIVE SUMMARY**

The attached Strategic Plan contains the results of the September 12, 2013 Strategic Planning Workshop.

At the Workshop, the City Council set new Three-Year Goals for the 2013-2016 plan as follows (the goals are not in priority order):

- Vitalize the waterfront, Artesia Corridor, Riviera Village and Space Park
- Improve public infrastructure and facilities
- Increase organizational effectiveness and efficiency
- Build an economically vital and financially sustainable city
- Maintain a high level of public safety with public engagement

As part of the planning process, the Council also established new six-month objectives under the five (5) Three-Year Goals and set March 27, 2014 as the date for the next Strategic Planning Workshop.

## **BACKGROUND**

On Thursday, September 12, 2013, the City Council held a Strategic Planning Workshop at the Main Library. Facilitated by Marilyn Snider and Associates, and attended by the Mayor, Council Members and executive staff, the Workshop consisted of: an analysis of City strengths, weaknesses, opportunities and threats; three-year goal setting for the 2013-2016 plan cycle; and the development of new six-month objectives for each of the three-year goals.

Once the Council adopts the new plan, staff will provide status reports on the six-month objectives on a monthly basis.

**COORDINATION**

Each department responsible for specific objectives in the plan has reviewed the document and provided support for the recommendation.

**FISCAL IMPACT**

Funds for activities related to Strategic Planning are budgeted in the Mayor and City Council portion of the Adopted FY 2013-14 Budget.

Submitted by:



William P. Workman  
City Manager

for

Attachment:

- 2013-2016 Strategic Plan and Six-Month Objectives

**STRATEGIC PLANNING RETREAT**  
**September 12, 2013 \* Redondo Beach Library**

Marilyn Snider, Facilitator – Snider and Associates (510) 531-2904  
Gail Tsuboi, Graphic Recorder – Tsuboi Design (925) 376-9151

**MISSION STATEMENT**

The City of Redondo Beach is committed to providing the finest services to enhance the quality of life for those who live, work, visit and play in our community.

**VISION STATEMENT**

Redondo Beach will be the most livable, friendly and attractive California beach city.

**CORE VALUES**

not in priority order

The City of Redondo Beach values . . .

- ♦ *Openness and honesty*
- ♦ *Integrity and ethics*
- ♦ *Accountability*
- ♦ *Outstanding customer service*
  - ♦ *Teamwork*
  - ♦ *Excellence*
- ♦ *Fiscal responsibility*
- ♦ *Environmental responsibility*

**THREE YEAR GOALS**

2013-2016 . not in priority order

- ▶ **Vitalize the waterfront, Artesia Corridor, Riviera Village and Space Park**
- ▶ **Improve public infrastructure and facilities**
- ▶ **Increase organizational effectiveness and efficiency**
- ▶ **Build an economically vital and financially sustainable city**
- ▶ **Maintain a high level of public safety with public engagement**

**NEXT STEPS/FOLLOW-UP PROCESS**

WHEN	WHO	WHAT
September 13, 2013 (Friday)	City Manager	Distribute the retreat record to those who had to leave early or who were unable to attend.
Within 48 hours of receipt	All recipients	Read the retreat record.
Sept. 16, 2013	City Manager	Distribute the Strategic Plan to all employees on the email system.
Sept. 18, 2013	Management Team (City Mgr. - lead)	Review the 'Weaknesses/Challenges' List for possible action items.
At the Oct. 1, 2013 City Council Meeting	City Council (Mayor - lead)	Present the updated Strategic Plan to the public.
By Oct. 1, 2013	Department Heads	Present the Strategic Plan to staff.
By Dec. 1, 2013	Department Heads	Share the updated Strategic Plan with their commission(s).
Monthly	Mayor, City Council, City Manager	Monitor progress on the goals and objectives and revise objectives (add, amend and/or delete), as needed.
Monthly	City Manager	Prepare and distribute the updated Strategic Plan Objective Monitoring Matrix to the City Council and Department Heads for distribution to their staff and on the website.
March 27, 2014 (Thursday) 8:00/8:30 am - 3:00 pm	Mayor, City Council, City Manager and Management Team	Strategic Planning Retreat to: - assess progress on the Strategic Plan - develop objectives for the next 6 months

# CITY OF REDONDO BEACH SIX-MONTH STRATEGIC OBJECTIVES

September 12, 2013 – March 1, 2014

ACM=Assistant City Mgr    CD=Community Development    PW=Public Works    WED=Waterfront and Economic Development    CS=Community Services

<b>THREE-YEAR GOAL: <i>VITALIZE THE WATERFRONT, ARTESIA CORRIDOR, RIVIERA VILLAGE AND SPACE PARK</i></b>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. Oct. 31, 2013	WED Dir. and Planning Dir.	Present to the City Council for consideration a revised MOU and contract for an Environmental Impact Report (EIR) for the Center Cal Development.				
2. Feb. 1, 2014	City Manager, CD Dir., and PW Dir.	Complete the planning, including staffing, for the three Artesia Mini-Strategic Plan tasks: the renaming of Artesia Blvd., the Specific Plan for Artesia Blvd, and the potential formation of a Business Improvement District (BID).				
3. Feb. 1, 2014	Harbor Master – lead, PW Dir. and WED Dir.,	Present to the City Council for review plans and specs for transient vessel moorings.				
4. Mar. 1, 2014	City Manager – lead, Mayor and City Council	Engage in advocacy efforts to retain funds for contracts and R&D for Northrup at Space Park and report the results to the City Council.				
5. March 15, 2014	PW Dir. – lead, WED Dir., Harbor Master, CS Dir.	Present to the City Council for review an updated plan and schedule for the Moonstone Park.				
6. March 15, 2014	PW Dir. working with the CD Dir. and the Riviera Village BID	Evaluate the feasibility of implementing streetscape design changes to increase outdoor dining opportunities in Riviera Village and report results to the City Council.				
7. March 15, 2014	PW Dir., with input from the Harbor Commission and business community	Recommend to the City Council for action a new name for Torrance Blvd.				
8. FUTURE OBJECTIVE	Harbor Master and City Attorney	Present to the City Council for review regulations for paddle sports in King Harbor.				



---

# Administrative Report

---

Council Action Date: October 15, 2013

**To: MAYOR AND CITY COUNCIL**

**From: PETE CARMICHAEL, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR**

**Subject: EXTENSION OF OPTION AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND SUNRISE HARBOR, LTD.**

## **RECOMMENDATION**

Approve the Extension of Option Agreement between the City of Redondo Beach, and Sunrise Harbor, Ltd, and authorize the Mayor to execute the document on behalf of the City.

## **EXECUTIVE SUMMARY**

Sunrise Harbor, Ltd. ("Sunrise") is the current Lessee under a ground lease with the City of Redondo Beach ("City") dated February 14, 1978 ("Lease"), for the premises occupied by the Best Western Sunrise Hotel at 400 N. Harbor Drive. On October 16, 2012, the City Council approved an Option Agreement to provide Sunrise a new lease with a 55-year term in exchange for a minimum \$5 million renovation. The Option Agreement provided a one-year period under which Sunrise could secure financing for the renovation.

Recently, Sunrise requested a 90-day extension to the Option Agreement to facilitate the pre-development work related to their upcoming renovation. The attached Extension of Option Agreement provides the 90-day extension in return for a \$20,000 fee.

Revenue from the property will continue to accrue to the Harbor Uplands Fund (rental) and the City's General Fund (Transient Occupancy Tax).

## **BACKGROUND**

The City owns and oversees over 150 acres of land and water area along its Waterfront, featuring the Redondo Beach Pier and King Harbor. Most of this area is ground leased to the private sector, while a few parcels are retained under direct City control.

## **Administrative Report**

October 15, 2013

**Extension of Option Agreement Between the City of Redondo Beach and Sunrise Harbor, Ltd.**

Page 2

The current Master Lease between the City and Sunrise includes a term through February 13, 2028, and includes a five (5)-year option to extend. The property, at 400 N. Harbor Drive, is on the northeast corner of Beryl St. and N. Harbor Drive and is bordered by a Salvation Army residence facility to the east and the AES electricity generating plant to the north. The Best Western Sunrise Hotel occupies the entire 2.31-acre site with a 111-room hotel, breakfast space, fitness room, meeting space, outdoor pool, and other amenities and facilities typically found at a limited-service hotel. The leasehold consistently provides a reliable source of rental revenue to the Harbor Uplands Fund; over \$330,000 in calendar year 2012. Its hotel enjoys great success with solid occupancy figures.

On October 16, 2012, the City Council approved an Option Agreement (Option) that will provide Sunrise a new 55-year lease in return for a minimum \$5 million renovation. Sunrise can exercise the Option (and receive the new lease) at any time over a 12-month period to accomplish all pre-development activities such as financing, drawing of plans, and permitting. However, due to complications related to renovation financing, Sunrise recently requested an extension to the Option.

The attached Extension of Option Agreement (Extension) provides a 90-day extension to allow for finalization of financing and any other activities necessary for the renovation. In exchange for the 90-day Extension, Sunrise is required to pay a \$20,000 fee and reimburse the City for outside attorney fees.

The Extension will require Sunrise's exercise of the Option no later than January 15, 2014. If exercised in a timely manner, Sunrise will receive the new lease which includes current market requirements and language. Some requirements include:

- Renovation complete within 18 months
- Lease Execution Fee paid over time, totaling \$400,000
- City participates in proceeds from sale or refinance
- Sunrise to maintain funds for future maintenance
- Updated maintenance standards
- City Right of First Offer upon potential sale

When Sunrise exercises the Option, the lease will be finalized with up-to-date information (minimum rent amount, renovation details, commencement date, etc.) and presented to the City Council for consideration. If Sunrise fails to exercise the Option within the extended term, the option to enter into the new lease will expire and the current ground lease will remain in place. The City will retain the non-refundable fees paid to-date in any event.

**Administrative Report**

October 15, 2013

Extension of Option Agreement Between the City of Redondo Beach and Sunrise Harbor, Ltd.

Page 3

**COORDINATION**

Preparation of the document was a collaborative effort between the Waterfront & Economic Development Department, the City Attorney's Office, and Sunrise. The City Attorney's Office has reviewed the document and approved the document as to form.

**FISCAL IMPACT**

Approval of the Extension requires Sunrise to pay a non-refundable fee of \$20,000 and reimbursement of expenses due to the use of an outside attorney (\$850). These revenues will accrue to the City's Harbor Uplands Fund.

A renovation of the hotel is expected to cause a short-term decrease in revenue due to construction impacts. After the renovation is complete, hotel revenue is expected to increase by an undetermined amount, thus, rental to the Harbor Uplands Fund and transient occupancy tax to the City's General Fund are expected to increase by a similar factor.

Revenue

\$ 20,850 Harbor Uplands Fund

\$ 20,850 Total

Expenditures

\$ 850 Attorney Fees

\$ 850 Total

Submitted by:

Approved for forwarding by:



Pete Carmichael  
Waterfront & Economic Development Director



Office of the City Manager

for

jallen

Attachment:

- Extension of Option Agreement Between the City of Redondo Beach and Sunrise Harbor, Ltd.

## EXTENSION OF OPTION AGREEMENT

### BETWEEN CITY OF REDONDO BEACH AND SUNRISE HARBOR, LTD.

This Extension of Option Agreement ("Extension Agreement") is made as of October \_\_, 2013, by and between the City of Redondo Beach, a chartered municipal corporation ("City"), and Sunrise-Harbor, Ltd., a California limited partnership ("Sunrise").

#### RECITALS

A. Sunrise currently leases certain real property from the City as more particularly described in "Exhibit "A" attached hereto (hereinafter the "Premises"), pursuant to a certain Amended Lease dated February 14, 1978, as amended by the First, Second, Third and Fourth Amendments (the "Existing Lease"), the term of which expires on or about February 13, 2028 (with a five year option to extend).

B. Sunrise and the City negotiated the terms and conditions of a new lease for the Premises (the "New Lease") and on October 16, 2012, City and Sunrise executed an Option Agreement (the "Option Agreement") where City granted Sunrise, and Sunrise received, an option to enter into the New Lease in the sole discretion of Sunrise upon the terms and conditions set forth therein. The Term of the Option Agreement is due to expire October 15, 2013.

C. Due to Sunrise's unforeseen delays in satisfying entitlement and refinancing requirements, Sunrise desires to extend the Term of the Option Agreement and City desires to grant the same under the terms of this Extension Agreement.

NOW, THEREFORE, in consideration of (i) Sunrise's payment of the Option Term Extension Consideration to City, (ii) the mutual promises contained herein, and (iii) for other and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City grants to Sunrise an extension of the Option Term as follows:

1. The "Option Term" under the Option Agreement is hereby amended and extended and shall terminate at 5:00 p.m., Pacific Time, on January 15, 2014. In consideration for the extension of the Option Term, Sunrise shall pay to the City the sum of Twenty Thousand Dollars (\$20,000.00) (the "Option Term Extension Consideration") concurrently with Sunrise's execution of this Extension Agreement, but no later than October 15, 2013. City shall be entitled to receive and retain the Option Term Extension Consideration regardless of whether Sunrise exercises the Option. The Option Term Extension Consideration shall be deemed fully earned and non-refundable upon payment thereof and City's execution of this Extension Agreement. Sunrise's payment of the Option Term Extension Consideration shall not be applied to or considered as any portion of the Execution Payment due under the New Lease if Sunrise exercises the Option. If the Option has not been exercised on or before the last day of the Option Term, it shall automatically expire, and all rights of Sunrise under the Option Agreement and this Extension Agreement shall expire without any further action by any party.



2. Sunrise shall be fully liable for the payment of City's attorney fees incurred in reviewing, preparing, and negotiating this Extension Agreement, in the amount of \$850.00. The attorney fees required under this paragraph shall be paid concurrently with Sunrise's execution of this Extension Agreement and the payment of the Option Term Extension Consideration, and shall not be applied in any way to the Execution Payment due under the New Lease.

3. Except as expressly provided herein, all terms and provisions of the Option Agreement shall remain unchanged and shall continue in full force and effect. In the event of any inconsistency between this Extension Agreement and the Option Agreement, this Extension Agreement shall prevail. This Extension Agreement may be modified or amended only by a subsequent writing executed by all of the parties.

4. This Extension Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

5. Each person executing this Extension Agreement represents and warrants to the other signatories hereto that he/she is authorized and has full authority to execute this document.

IN WITNESS WHEREOF, the parties have executed this Extension Agreement in Redondo Beach, California, as of this \_\_\_ day of October, 2013.

**CITY OF REDONDO BEACH**

ATTEST:

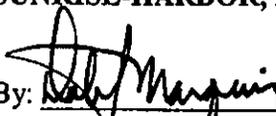
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**SUNRISE-HARBOR, LTD., a California limited partnership**

By:  DALE J. MARQUIS

By: \_\_\_\_\_

Title: CHAIRMAN

Title: \_\_\_\_\_

2. Sunrise shall be fully liable for the payment of City's attorney fees incurred in reviewing, preparing, and negotiating this Extension Agreement, in the amount of \$850.00. The attorney fees required under this paragraph shall be paid concurrently with Sunrise's execution of this Extension Agreement and the payment of the Option Term Extension Consideration, and shall not be applied in any way to the Execution Payment due under the New Lease.

3. Except as expressly provided herein, all terms and provisions of the Option Agreement shall remain unchanged and shall continue in full force and effect. In the event of any inconsistency between this Extension Agreement and the Option Agreement, this Extension Agreement shall prevail. This Extension Agreement may be modified or amended only by a subsequent writing executed by all of the parties.

4. This Extension Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

5. Each person executing this Extension Agreement represents and warrants to the other signatories hereto that he/she is authorized and has full authority to execute this document.

**IN WITNESS WHEREOF**, the parties have executed this Extension Agreement in Redondo Beach, California, as of this \_\_\_ day of October, 2013.

**CITY OF REDONDO BEACH**

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**SUNRISE-HARBOR, LTD., a California limited partnership**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_



---

# Administrative Report

---

Council Action Date: November 5, 2013

**To: MAYOR AND CITY COUNCIL**

**From: PETE CARMICHAEL, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR**

**Subject: LEASE BETWEEN THE CITY OF REDONDO BEACH AND EDWARD J. CASTRO, dba THE NEW STARBOARD ATTITUDE, FOR THE PREMISES AT 202 FISHERMAN'S WHARF**

## **RECOMMENDATION**

Approve the lease between the City of Redondo Beach and Edward J. Castro, dba The New Starboard Attitude, and authorize the Mayor to execute the document on behalf of the City.

## **EXECUTIVE SUMMARY**

The City purchased the leasehold including the 200 block of Fisherman's Wharf in 1995. Several buildings total approximately 13,000 square feet of retail, restaurant and entertainment uses. The space at 202 Fisherman's Wharf (Premises) includes approximately 1,480 square feet and has accommodated a bar with entertainment for decades.

Edward J. Castro (Castro) operates a business named The New Starboard Attitude at the Premises and desires to continue its tenancy at the Premises. The attached lease will allow for a tenancy of five (5) years with a landlord option to terminate the lease at any time after one (1) years.

## **BACKGROUND**

In 1995, the City purchased the former Redondo Horseshoe Pier Company leasehold containing the buildings from 200 to 250 Fisherman's Wharf on the Redondo Beach Pier. The approximately 13,000 square feet of space is entirely prepared for retail, restaurant and entertainment uses.

The New Starboard Attitude is a well-known full-service bar offering entertainment, consisting primarily of blues and jazz musicians. The Premises includes approximately 1,480 square feet of space and has been previously occupied by other similar businesses.

The lease specifies a term of five (5) years commencing on November 5, 2013, and will provide a minimum of approximately \$17,760 each year in rental revenue to the City's

**Administrative Report**

November 5, 2013

Lease Between the City of Redondo Beach and  
Edward J. Castro, dba The New Starboard Attitude  
for 202 Fisherman's Wharf  
Page 2

Harbor Tidelands Fund. The tenancy typically results in over \$30,000 in revenue annually. The monthly rental rate is the greater of \$1,480, (or \$1.00/square foot), or 11% of gross sales, consistent with other retail leases in the complex and broader market. The final agreement includes a Landlord option to terminate after one (1) year.

**COORDINATION**

The Waterfront and Economic Development Department collaborated with the City Attorney's Office for the lease. The City Attorney's Office has approved the document as to form.

**FISCAL IMPACT**

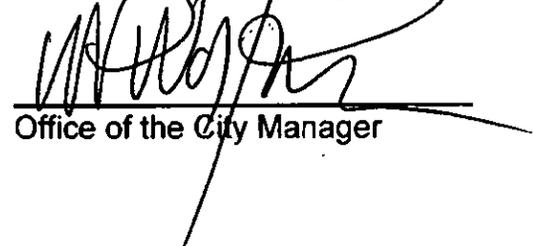
This tenancy will generate rental revenue to the City's Harbor Tidelands Fund. The proposed lease will result in monthly rental of \$1,480 or 11% of gross sales, and is expected to provide revenue of over \$30,000 annually and over \$150,000 during the five-year term.

Submitted by:



Pete Carmichael  
Waterfront & Economic Development Director

Approved for forwarding by:



Office of the City Manager

jallen

Attachments:

- Lease Between the City of Redondo Beach and Edward J. Castro, dba The New Starboard Attitude

All supporting documentation for **Consent Items**

can be found online at the City's website

[www.redondo.org](http://www.redondo.org)

under the corresponding City Council Meeting

city offices/city clerk/agenda & minutes

City Council Meeting

November 5, 2013

Item H20



---

---

# Administrative Report

---

---

Commission Action Date: November 14, 2013

**To: MEMBERS OF THE HARBOR COMMISSION**

**From: PETE CARMICHAEL, WATERFRONT AND ECONOMIC DEVELOPMENT DIRECTOR**

**Subject: DISCUSSION OF FY 2014-15 CIP BIDGET**

## **RECOMMENDATION**

Receive and file this report

## **EXECUTIVE SUMMARY**

Find attached to this cover sheet the City Council adopted five year Capital Improvement Program (CIP) for the Harbor. This program and the project list is updated on an annual basis as part of the City Council's budget. The City Manager will be visiting the Harbor Commission in early 2014 to gather budget feedback as part of his budget preparation process.

The broader City budget can be accessed on the City website at the following web address [http://crb-internet/services/city\\_docs/budget.asp](http://crb-internet/services/city_docs/budget.asp)

## **FISCAL IMPACT**

There is no cost associated with this report.

Submitted by:

Pete Carmichael  
Waterfront and Economic Development Director

**Previously Funded Carryover Projects  
Currently In Design, Out to Bid, or In Construction  
(As of 5/15/13)**

<b>Project Category</b>	<b>Project Number</b>	<b>Project Title</b>	<b>FY 12-13 Appropriation</b>	<b>Estimated FY 12-13 Carryover</b>
Waterfront	70530	Galveston Wall Improvements	\$ 261,000	\$ 149,516
Waterfront	70420	Harbor Trash Skimmers	\$ 34,062	\$ 33,154
Waterfront	70600	Moonstone Park Master Plan Design & Construction	\$ 2,705,000	\$ 2,450,844
Waterfront	70550	Pier Parking Structure Fire Main Repairs	\$ 150,000	\$ 142,930
Waterfront	70170	Relocation of Boat Launch (Planning & Design)	\$ 452,460	\$ 452,460
Waterfront	70460	Transient Vessel Mooring Installation	\$ 231,821	\$ 177,330
Waterfront	70560	Waterside Signage	\$ 75,000	\$ 75,000
			<u>\$ 3,909,343</u>	<u>\$ 3,481,234</u>

## CITY OF REDONDO BEACH CAPITAL IMPROVEMENT PROJECT INFORMATION

**PROJECT TITLE:**  
Harbor Dredging

**DEPARTMENT:** Public Works / Harbor

**PROJECT MANAGER:** Elaine Jeng

**ESTIMATED SCHEDULED:** Permits will be secured so dredging can occur in FY 14-15.

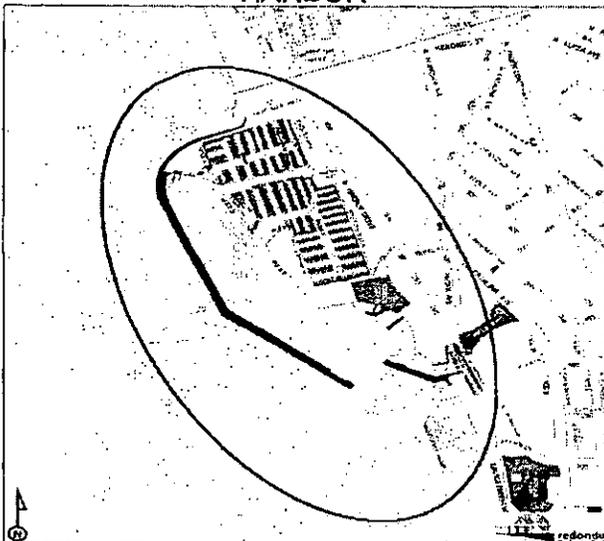
**PROJECT DESCRIPTION:**

In order to sustain appropriate depth for safe navigation into and out of King Harbor, this project will dredge the harbor. The project will be based on the survey that was conducted in FY 12-13.

**JUSTIFICATION:**

The project supports the City's Strategic Plan goals to improve public facilities and infrastructure, maintain a high level of public safety, and vitalize the waterfront.

**Project Location  
HARBOR**



Funding Sources	Est. C/O	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Tidelands Funds			\$ 1,000,000			
<b>TOTAL</b>	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -

Project Costs	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Dredging	\$ -	\$ 1,000,000			
<b>TOTAL</b>	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -

**NOTES:**

<b>FUND:</b>	600 - Tidelands Funds
<b>PROJECT NO.:</b>	New
<b>PROJECT TYPE:</b>	Construction
<b>CATEGORY:</b>	Harbor
<b>INITIAL YEAR OF FUNDING:</b>	New

## CITY OF REDONDO BEACH CAPITAL IMPROVEMENT PROJECT INFORMATION

**PROJECT TITLE:**  
Harbor Railing Replacement

**DEPARTMENT:** Public Works / Harbor

**PROJECT MANAGER:** Mazin Azzawi

**ESTIMATED SCHEDULE:** Installation of phase II to be completed in 2014.

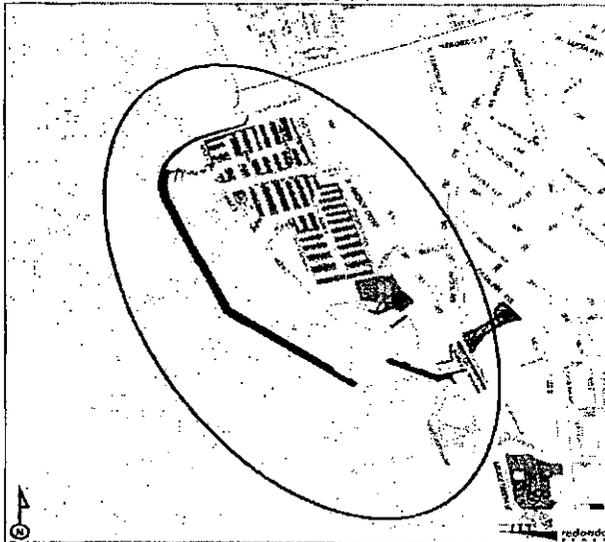
**PROJECT DESCRIPTION:**

Replace existing City railing around the entire Harbor including all the boat basins. Approximately 2 miles of railing should be replaced.

**JUSTIFICATION:**

The project supports the City's Strategic Plan goals to maintain a high level of public safety, improve public facilities and infrastructure, and vitalize waterfront.

**Project Location  
HARBOR**



Funding Sources	Est. C/O	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Tidelands Funds	\$ 500,000			\$ 100,000	\$ 100,000	\$ 100,000
Uplands		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
<b>TOTAL</b>	<b>\$ 500,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>

Project Costs	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Construction	\$ 350,000	\$ 350,000	\$ 200,000	\$ 200,000	\$ 200,000
<b>TOTAL</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>

**NOTES:**

<b>FUND:</b>	00 - Tidelands/601 - Uplands
<b>PROJECT NO.:</b>	70360
<b>PROJECT TYPE:</b>	Construction
<b>CATEGORY:</b>	Harbor
<b>INITIAL YEAR OF FUNDING:</b>	FY 06-07

## CITY OF REDONDO BEACH CAPITAL IMPROVEMENT PROJECT INFORMATION

**PROJECT TITLE:**  
Pier Parking Structure Critical Repairs

**DEPARTMENT:** Public Works / Harbor

**PROJECT MANAGER:** Mazin Azzawi

**ESTIMATED SCHEDULE:** Winter, 2014.

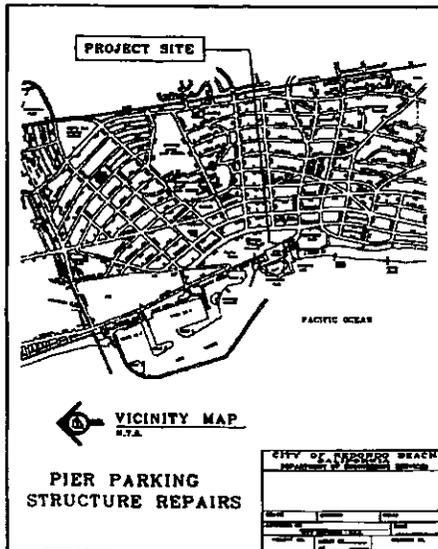
**PROJECT DESCRIPTION:**

The project will repair joints, leaks, damaged floor, and other structural members of the pier parking structure using various repair methods.

**JUSTIFICATION:**

The project supports the City's Strategic Plan goals to maintain a high level of public safety, improve public facilities and infrastructure, and vitalize the waterfront.

**Project Location  
Harbor**



Funding Sources	Est. C/O	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Uplands Funds	\$ 202,585	\$ 50,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000
Tidelands	\$ 143,296	\$ 50,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
<b>TOTAL</b>	<b>\$ 345,881</b>	<b>\$ 100,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>

Project Costs	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Construction	\$ 445,881	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
<b>TOTAL</b>	<b>\$ 445,881</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>

**NOTES:**

<b>FUND:</b>	600 - Tidelands/601 - Uplands
<b>PROJECT NO.:</b>	70370
<b>PROJECT TYPE:</b>	Construction
<b>CATEGORY:</b>	Harbor
<b>INITIAL YEAR OF FUNDING:</b>	FY 04-05

## CITY OF REDONDO BEACH CAPITAL IMPROVEMENT PROJECT INFORMATION

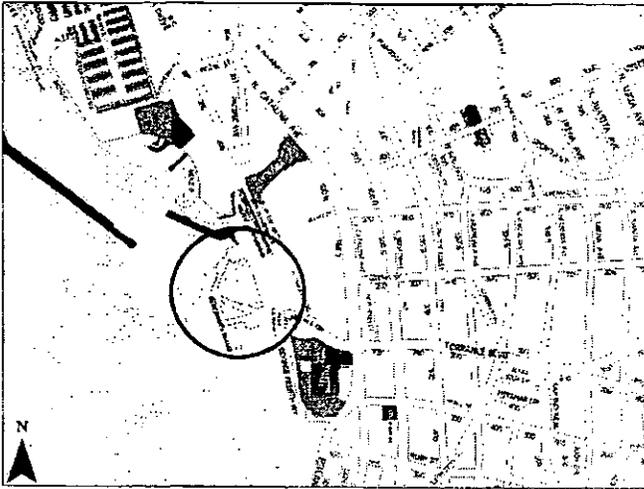
**PROJECT TITLE:**  
Pier Revitalization Phase 2

**DEPARTMENT:** Public Works / Harbor

**PROJECT MANAGER:** TBD

**ESTIMATED SCHEDULE:** Public plaza improvements currently under construction. Phase 2 will occur in FY 14-15.

**Project Location**  
Harbor



**PROJECT DESCRIPTION:**

The project continues the improvements to the public areas on the pier, including pavement, landscaping, and furniture.

**JUSTIFICATION:**

The project supports the City's Strategic Plan goals to improve public facilities and infrastructure, and vitalize the waterfront.

Funding Sources	Est. C/O	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Uplands Funds			\$ 120,000	\$ 50,000	\$ 50,000	\$ 50,000
Tidelands			\$ 120,000	\$ 50,000	\$ 50,000	\$ 50,000
<b>TOTAL</b>	\$ -	\$ -	\$ 240,000	\$ 100,000	\$ 100,000	\$ 100,000

Project Costs	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Construction		\$ 240,000	\$ 100,000	\$ 100,000	\$ 100,000
<b>TOTAL</b>	\$ -	\$ 240,000	\$ 100,000	\$ 100,000	\$ 100,000

**NOTES:**

<b>FUND:</b>	600-Tidelands/601-Uplands
<b>PROJECT NO.:</b>	New
<b>PROJECT TYPE:</b>	Construction
<b>CATEGORY:</b>	Harbor
<b>INITIAL YEAR OF FUNDING:</b>	FY 14-15

## CITY OF REDONDO BEACH CAPITAL IMPROVEMENT PROJECT INFORMATION

**PROJECT TITLE:**  
Pier Parking Structures Operational Enhancements

**DEPARTMENT:** Public Works / Harbor

**PROJECT MANAGER:** Mazin Azzawi

**ESTIMATED SCHEDULE:** Winter, 2014.

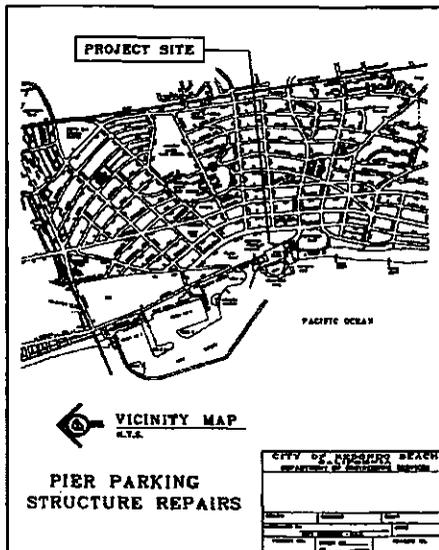
**PROJECT DESCRIPTION:**

The project will include improvements to streamline the operations of the structure including new parking related equipment and public outreach facilities.

**JUSTIFICATION:**

The project supports the City's Strategic Plan goals to maintain a high level of public safety, improve public facilities and infrastructure, and vitalize the waterfront.

**Project Location**  
Harbor



Funding Sources	Est. C/O	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Uplands Funds	\$ -	\$ 150,000				
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Project Costs	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Construction	\$ 150,000				
<b>TOTAL</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**NOTES:**

<b>FUND:</b>	601 - Uplands Funds
<b>PROJECT NO.:</b>	New
<b>PROJECT TYPE:</b>	Construction
<b>CATEGORY:</b>	Harbor
<b>INITIAL YEAR OF FUNDING:</b>	FY 13-14

## CITY OF REDONDO BEACH CAPITAL IMPROVEMENT PROJECT INFORMATION

**PROJECT TITLE:**  
Pier Deck & Piling Structure Repairs

**DEPARTMENT:** Public Works / Harbor

**PROJECT MANAGER:** Mazin Azzawi

**ESTIMATED SCHEDULE:** Ongoing

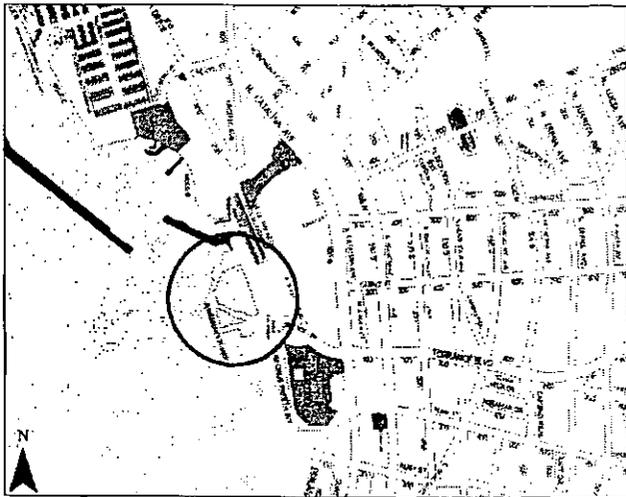
**PROJECT DESCRIPTION:**

Repair pier structure including decking and pilings and pertinent utilities pursuant to annual maintenance inspections.

**JUSTIFICATION:**

The project supports the City's Strategic Plan goals to maintain a high level of public safety, improve public facilities and infrastructure, and vitalize the waterfront.

**Project Location**  
Pier



Funding Sources	Est. C/O	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Tidelands Funds	\$ 360,054		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
<b>TOTAL</b>	<b>\$ 360,054</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>

Project Costs	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Construction	\$ 360,054	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
<b>TOTAL</b>	<b>\$ 360,054</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>

**NOTES:**

<b>FUND:</b>	600 - Tidelands Funds
<b>PROJECT NO.:</b>	70350
<b>PROJECT TYPE:</b>	Construction
<b>CATEGORY:</b>	Harbor
<b>INITIAL YEAR OF FUNDING:</b>	+20 years

## CITY OF REDONDO BEACH CAPITAL IMPROVEMENT PROJECT INFORMATION

**PROJECT TITLE:**  
Sea Level Rise Improvements

**DEPARTMENT:** Public Works/Harbor

**PROJECT MANAGER:** Mazin Azzawi

**ESTIMATED SCHEDULE:**  
Construction in FY 14-15

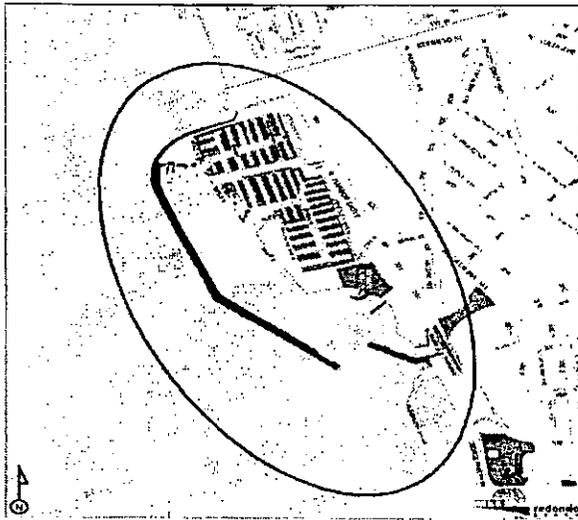
**PROJECT DESCRIPTION:**

This project will increase the height of existing concrete seawalls and breakwaters, and make other facility improvements in response to issues related to sea level rise.

**JUSTIFICATION:**

The project supports the City's Strategic Plan goals to improve public facilities and infrastructure, maintain a high level of public safety, and vitalize the waterfront.

**Project Location**  
Harbor



Funding Sources	Est. C/O	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Uplands			\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
<b>TOTAL</b>	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000

Project Costs	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Construction		\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
<b>TOTAL</b>	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000

**NOTES:**

<b>FUND:</b>	601 - Uplands
<b>PROJECT NO.:</b>	NEW
<b>PROJECT TYPE:</b>	Rehabilitation
<b>CATEGORY:</b>	Harbor
<b>INITIAL YEAR OF FUNDING:</b>	NEW

**Unfunded and Underfunded CIP Projects by Fund  
FY 13-14 to FY 17-18**

Project Name	Five Year Recommended & C/O Funds	230-Grants	254-Subdivisic Park Trust	300-Capital Projects (Gen'l Fund)	600/601 Harbor Enterprise	Donations	Developer	Bonds	Unfunded/ Underfunded TOTAL
<b>WATERFRONT IMPROVEMENTS</b>									
Harbor Area Wi-Fi	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ 120,000
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,000</b>



---

---

# Administrative Report

---

---

Commission Action Date: November 14, 2013

**To: MEMBERS OF THE HARBOR COMMISSION**

**From: PETE CARMICHAEL, WATERFRONT & ECONOMIC DEVELOPMENT  
DIRECTOR**

**Subject: 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.

## **BACKGROUND**

Periodic reports from Waterfront & Economic Development staff help keep members of the Commission informed of the status of general waterfront operations. The Director's report will provide information on current and upcoming department projects and activities.

## **COORDINATION**

Department staff collaborated on the development of this report.

## **FISCAL IMPACT**

The cost for preparing this report is included within the Waterfront & Economic Development Department's adopted FY2013-14 annual budget and is part of the department's annual work program.

Submitted by:

Pete Carmichael  
Waterfront & Economic Development Director