

**AGENDA**  
**REDONDO BEACH HARBOR COMMISSION**  
*Monday, March 14, 2016, 6:30pm*  
**REDONDO BEACH CITY COUNCIL CHAMBERS**  
**415 DIAMOND STREET**

**OPENING SESSION**

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

**I. APPROVAL OF ORDER OF AGENDA**

**II. 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.*

**III. 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.*

**4. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF MARCH 14, 2016**

**5. APPROVAL OF THE FOLLOWING MINUTES: FEBRUARY 8, 2016**

**6. APPROVE SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEAH AND MICHELSON LABAORATOTES, INC. FOR THE WATER QUALITY MONITORING AND TESTING AT THE SEASIDE LAGOON (ADMINISTRATIVE REPORT BY TED SEMAAN, PUBLIC WORKS DIRECTOR - FROM PREVIOUS CITY COUNCIL MEETING ON 2/16/16 – ITEM H.10)**

**IV. EXCLUDED CONSENT CALENDAR ITEMS**

**V. 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.*

**VI. EX PARTE COMMUNICATIONS**

**VII. PUBLIC HEARINGS**

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

**7. CITY MANAGER PRESENTATION ON UPCOMING CITY BUDGET**

Staff recommendation: Receive and file

**8. PRESENTATION AND DISCUSSION OF BOAT RAMP LOCATIONS WITHIN KING HARBOR**

Staff recommendation: Receive and file

**9. DIRECTOR'S REPORT**

Staff recommendation: Receive and file

**IX. ITEMS CONTINUED FROM PREVIOUS AGENDAS**

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

**XI. ADJOURNMENT**

The next meeting of the Harbor Commission of the City of Redondo Beach will be a regular meeting to be held April 11, 2016, 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 at [www.redondo.org](http://www.redondo.org) under the City Clerk. Agenda packets are available at the Redondo Beach Main Library during Library Hours, at the Reference Desk and during City Hall hours 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

Regular Meeting of March 14, 2016

Posted on: March 9, 2016 at 11:00 am

Posted at: DOOR "A" BULLETIN BOARD

and CITY CLERK'S OFFICE

Holly Short  
Signature

3/9/16  
Date

**MINUTES OF THE  
REDONDO BEACH HARBOR COMMISSION MEETING  
FEBRUARY 8, 2016**

**CALL TO ORDER**

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

**ROLL CALL**

Commissioners Present: Callahan, D. Jackson, M. Jackson, Keidser, Shaer, Vice-Chairperson Dalton, Chairperson Bloss

Commissioners Absent: None

Officials Present: Laurie Koike, Waterfront/Economic Development Manager  
Stephen Proud, Waterfront/Economic Development Director  
Margareet Wood, Recording Secretary

**SALUTE TO THE FLAG**

The members joined in the salute to the flag.

**APPROVAL OF ORDER OF AGENDA**

Motion by Commissioner D. Jackson, seconded by Commissioner Dalton to approve the order of agenda. Motion approved unanimously.

**CONSENT CALENDAR**

4. Approval of Affidavit of Posting for the Harbor Commission meeting of February 8, 2016
5. Approval of the following minutes: January 11, 2016
6. Approve the Agreement with Swift Slip Dock and Pier Builders, Inc. for the Construction and Installation of Three Replacement Slip Fingers in Basin III
7. Discussion and Possible Action on Waterfront Revitalization Project Contracts and Agreements

Motion by Commissioner Callahan, seconded by Commissioner D. Jackson to approve the Consent Calendar. Motion approved unanimously.

**EXCLUDED CONSENT CALENDAR ITEMS**

None.

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

George Ikeda, resident, requested to know the status of the exchange of the Gold's Gym parcel according to the 2009 agreement. He questioned whether the City has paid the loan to the Lands Commission. He questioned which Harbor Commissioner fulfills the civil engineer membership requirement.

Director Proud planned to research the status of the land exchange and report back. He also said he will check the Commission bylaws about the requirement for a civil engineer.

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

#### Discussion and Possible Action Regarding Financing Options for Waterfront Infrastructure Improvement Projects

Director Proud explained the item was previously presented to the City Council in January. He reviewed the following information in his presentation:

- KNN Public Finance has been contracted to assist the City with evaluating financing options for infrastructure analysis and improvements related to the proposed footprint of the waterfront project
- Estimated cost summary - total low estimate = \$37.5M, total high estimate = \$108M; estimate includes parking structures, Seaside Lagoon, municipal & Monstad piers, sportfishing pier, boat launch, basin 3 docks and slips, sea level rise, bike and pedestrian circulation
- Included in the analysis is the prepayment of outstanding \$2.1M DBAW loans and the prepayment of outstanding \$21M in waterfront leases

He then reviewed and explained in detail 4 potential scenarios for bond financing structures involving Enterprise Revenue Bonds, Lease Revenue Bonds, and a General Obligation Bond. He explained that each scenario assumes a portion of any proceeds received will be used to retire an existing DBAW loan and loans associated with the acquisition of Pier Plaza, the International Boardwalk and the Redondo Beach Marina.

He said staff did not make a recommendation to Council; rather the financing information was made available for consideration going forward with the waterfront project.

Commissioner D. Jackson requested a copy of the presentation. She then asked about the financing for the 2 existing loans to which Director Proud answered the loans come due in 2021; and prepaying them is an option.

In response to Commissioner M. Jackson who asked about the potential partnership contribution, Director Proud stated the MOU stipulates the City's obligation is \$25M, and in relation to the \$108M figure, would amount to a 25/75 split.

Chairperson Bloss opened the public comment.

Mr. Ikeda raised the possibility of a potential financial downturn and said the worst case scenarios should be considered and the risk balanced.

There being no other speakers, Chairperson Bloss closed the public comment.

Motion by Commissioner D. Jackson, seconded by Commissioner Keidser to receive and file the report. Motion approved unanimously.

Discussion and Possible Action Regarding Waterfront Parking Structure Analysis Prepared by Walker Restoration Consultants

Director Proud explained that Walker Restoration Consultants analyzed the Pier and Plaza parking structures in 2012, rating the north side of pier structure poor, the south side fair, and the plaza parking good. He said replacement cost estimates were not provided at the time and since then, spalling and deterioration is remarkable, with a 10% decline. He said the increased maintenance and replacement costs are substantial, with a 3-year maintenance program estimate of \$500K, a 10-12-year maintenance program estimate of \$18.3M, and a replacement cost estimate of \$49.6M. He said the largest single expense is parking facilities and a public/private partnership would reduce the City's obligation. He said staff's recommendation is to begin work with Walker to prepare a maintenance program and allocate funding for maintenance. He said most of the questions and discussion by City Council related to understanding proponents of the package, risks to the City, and what would be necessary in a 10-12 year maintenance program.

Commissioner M. Jackson commented that the analysis includes the area up to Portofino Way; and the area to the north will have to be factored in at some time. He mentioned the benefit of the potential CenterCal partnership and their contribution to the total cost.

Commissioner Shaer inquired about the financing for the \$25M City obligation. Director Proud mentioned possible grant funding. He said the City would have to issue debt at some point, possibly in phases and possibly using tax revenue. He said the Seaside Lagoon and boat launch costs are obligations of the City and each one would be in the range of \$4M; therefore the City's total obligation would be approximately \$33M. He clarified the source of funding is unknown at this time and the transaction structure is not final.

Chairperson Bloss opened the public comment.

Mr. Ikeda said the civil engineer on the Harbor Commission should have been monitoring the condition of the waterfront parking structure. He said there is no excuse for the structure to be in such poor shape and replacement and maintenance funds should be available. He said the new horseshoe pier shows corrosion and deterioration. He stressed the importance of a thorough understanding of the potential public/private financing partnership with CenterCal.

Mark Hansen, King Harbor Boaters Advisory Panel, stated that a 2014 boat ramp analysis determined the cost to be \$7.5M. He said it is unrealistic to consider

\$4M for the options at Mole C. He said a 2006 study of that location determined a wave height of 1-1.5ft., which would not be supported by DBAW.

There being no other speakers, Chairperson Bloss closed the public comment.

Motion by Commissioner D. Jackson, seconded by Commissioner Keidser to receive and file the report. Motion approved unanimously.

#### Discussion and Commission Input to the City's Strategic Plan

Commissioner M. Jackson complimented staff for installing the sea lion barge. He said the barge is full, the animals are occupying the docks and boats, and he inquired about funds for an additional barge.

Chairperson Bloss said warming ocean temperature is a current topic of interest; and she suggested a study of the magnitude of the sea lion problem.

Commissioner D. Jackson noticed in the waterfront EIR that the Monstad pier and other older structures are not landmarked. She suggested evaluation of which resources the City wants to preserve and landmark. She also saw the need for a program for maintaining historical and other resources. She recommended evaluating a harbor maintenance plan and establishing an appropriate funding vehicle.

Commissioner Dalton said the sea lion issue is occurring all up and down the coast. He was not sure that building another barge would solve the problem and he recommended further consideration.

Commissioner Callahan suggested considering relocation of the sea lions. She suggested the identification of historical structures in the harbor should be referred to the Preservation Commission.

Commissioner D. Jackson agreed, adding that a referral to the Preservation Commission could be stipulated in the strategic plan. She clarified that the Monstad pier and part of the horseshoe pier are potential significant historical resources.

Commissioner Dalton recommended that City leadership work with stakeholders to create a harbor tourist attraction which enhances the ocean experience and City history.

Commissioner Keidser said a lot of money was spent on the moorings; however boaters don't have a place to dock their dingys while on shore because dingy docking is limited to 15 minutes'.

Commissioner Dalton supported increasing user-friendliness for the moorings.

Commissioner Shaer made the suggestion to consider some kind of creative art or other option for the AES wall, north of the Wyland artwork.

Commissioner D. Jackson recommended carry-over of the sea level rise analysis objective.

In response to Chairperson Bloss regarding Mole B, Director Proud confirmed that concept designs were prepared and he will follow up with a status report. Chairperson Bloss said a lot of energy went into the Mole B meetings; and the money from Chevron belongs to Mole B. She said the topic needs to be revisited and she did not want to lose sight of the Mole B improvements.

Chairperson Bloss summarized the strategic plan recommendations:

- Consider landmarking historic resources i.e. Monstat or horseshoe pier
- Consider developing maintenance plan to evaluate and establish appropriate funding vehicle for maintenance going forward
- Work with stakeholders to create significant tourist attraction in harbor, perhaps with an educational element
- Improve visitor moorings: better marketing, increase user-friendliness so visitors can use landside amenities
- Consider expanding art wall north of whaling wall at AES
- Maintain sea level rise item currently on strategic plan
- Restore Mole B rehabilitation to strategic plan
- Research sea lion population issue: suggestions to add barge, relocate

Commissioner M. Jackson advised that, as a boater, he communicated to the City on the sea lion issue and requested an analysis.

Director Proud said that staff met and agreed an evaluation and study of the sea lion population is necessary. He said an expert will be consulted and other management techniques will be employed. He said the mammal barge replaced a structure that was there before.

Commissioner Keidser did not support the installation of another barge.

Commissioner Dalton agreed with approaching the issue in terms of management.

Chairperson Bloss opened the public comment.

Mr. Hansen suggested contacting the King Harbor Boating Foundation regarding a marine educational tourist attraction and he mentioned tall ships and an area at Seaside Lagoon where children could view sea life. He also recalled that the King Harbor Voters Advisory Panel formed a Mole B subcommittee and helped with the master plan. He said that Measure G restricts what can be placed on

Mole B, and the Mole B master plan approved in 2012 contains park space, mast up storage space, and outrigger space.

There being no other speakers, Chairperson Bloss closed the public comment.

Chairperson Bloss said she will send a draft of the recommendations to Commissioner Callahan for review prior to submitting to City Council for consideration at the strategic planning meeting on March 29.

Motion by Commissioner Shaer, seconded by Commissioner D. Jackson to receive and file the report. Motion approved unanimously.

### Director's Report

Director Proud reported the following:

- Barney's CUP – sales for 2015 averaged 57% food and 43% beverage in compliance with the 54-59% food sales requirement, January 2016 food sales totaled 57%
- Lease approvals - South Bay Sailing office space inside Redondo Beach Marina, Captain Kidd's sublease
- Pier wind storm – portion of pier closed during storm, damage included a broken stringer and broken fence
- Foss dock - repair underway
- Small boat launch - repairs complete, launch will be returned to water when weather permits
- Shade Hotel – green screen required on south facing wall per CUP approval
- Technology on south end of pier related to bicycles – methods to improve safety in that area under discussion, will report back
- Waterfront project – over 500 public comments to EIR received; response process will take longer than 60 days; items to be addressed include boat launch facility, EIR, CUP, development reviews, parcel map. Boat launch facility will be discussed at a community meeting tentatively scheduled for February 27 and at the March 14 Harbor Commission meeting. Staff presentation to Harbor Commission on waterfront project in April or May.
- Special events scheduled for March 13: Kite Festival and St Patrick's Day 5K

Chairperson Bloss said the 2-hour meeting timeframe seems short to review and provide input on the boat launch location options. She said many of the options were previously discussed and she suggested using that history. She expressed concern over the fact that the Harbor Commissioners cannot comment at community meetings.

Director Proud said the boat launch location topic will also be agendized for the March 14 Harbor Commission meeting.

Commissioner Callahan recommended one community workshop on a weeknight and one on a Saturday or Sunday. She said the Anderson Community Center location is too far removed.

Commissioner Dalton recommended holding two 2-hour meetings on a Thursday evening and following Saturday. He did not recommend spending time on options that have previously been discussed and disqualified; and he suggested discussing the top 2 or 3 options.

In response to Chairperson Bloss, Director Proud said the SUP signage is moving forward with bids being sought. He hoped to separate the SUP signage from the Citywide signage program to accelerate it. He also responded that the nuisance bird abatement contractor has begun the pigeon abatement after which he will begin flying the falcons.

Chairperson Bloss recommended scheduling more than 2 hours for the boat ramp workshops. She did not recommend Anderson Park for the location.

Mr. Hansen encouraged the Harbor Commissioners to attend the State of the City event on February 16. He said the draft EIR includes 6 boat ramp location alternatives rather than 9. He said at previous boat launch location meetings, the community preferred the Joe's Crab Shack location. He said the King Harbor Voters Advisory Panel recommended a location in the south turning basin – a recommendation also made in a DMJM engineering study. He strongly recommended holding weekday and weekend community workshop meetings.

In response to Chairperson Bloss, Director Proud anticipated the EIR to come before the Harbor Commission in April or May.

Motion by Commissioner D. Jackson, seconded by Commissioner B. Dalton to receive and file the Director's Report. Motion approved unanimously.

#### **ITEMS CONTINUED FROM PREVIOUS AGENDAS**

None.

#### **MEMBERS ITEMS AND REFERRALS TO STAFF**

Commissioner Shaer commented that it seems like some of the pier tenants are not harbor-related or conducive to the waterfront environment. He asked about the tenant selection process.

Director Proud said the preference is to find compatible tenants. He said the spaces can be challenging to fill at times. He said he will discuss tenant selection when he meets with the leasing team tomorrow.

Commissioner D. Jackson appreciated staff efforts to cover the trash cans along George Freeth Way.

There being no further business to come before the Commission, Commissioner Callahan moved, seconded by Commissioner D. Jackson, to adjourn the meeting at 8:58 p.m. Motion carried unanimously.

Respectfully submitted,

Stephen Proud  
Waterfront and Economic  
Development Director



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# Administrative Report

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Council Action Date: February 16, 2016

**To: MAYOR AND CITY COUNCIL**

**From: TED SEMAAN, PUBLIC WORKS DIRECTOR**

**Subject: APPROVE SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND MICHELSON LABORATORIES, INC. FOR WATER QUALITY MONITORING AND TESTING AT THE SEASIDE LAGOON AND THE SANTA MONICA BAY BEACHES BACTERIA TOTAL MAXIMUM DAILY LOAD COORDINATED SHORELINE MONITORING PLAN**

## **RECOMMENDATION**

Approve the Second Amendment to the Agreement for Consulting Services between the City of Redondo Beach and Michelson Laboratories, Inc. for water quality monitoring and testing required at the Seaside Lagoon and the Santa Monica Bay Beaches Bacteria Total Maximum Daily Load Coordinated Shoreline Plan per requirements outlined on our NPDES Permits with an annual not-to-exceed amount of \$103,129.20, and authorize the Mayor to execute the Amendment on behalf of the City.

## **EXECUTIVE SUMMARY**

The Los Angeles Regional Water Quality Control Board (RWQCB) requires the City to perform water quality monitoring and testing at the Season Lagoon Facility per the waste discharge requirements set forth in the NPDES No. CA0064297, Permit Order No. R4-2010-0185. In addition, the Board requires water quality monitoring and testing in compliance with the Santa Monica Bay Beach Bacteria Total Maximum Daily Load (SMBBB TMDL) Coordinated Shoreline Monitoring Plan (Plan).

Michelson Laboratories has performed these services for several years; based on their technical expertise, past experience and knowledge of the operations, and the sensitivity of the current regulatory environment, staff is recommending that they continue to provide these services. This Second Amendment will authorize the continued monitoring and testing through April 30, 2018 for an annual not-to-exceed amount of \$103,129.20 and will ensure compliance with the various Permit requirements.

## **BACKGROUND**

Michelson Laboratories has conducted water quality monitoring at the Seaside Lagoon since 2002 and was most recently awarded a contract for these services in May 2014,

with the First Amendment issued on April 21, 2015. The Seaside Lagoon Facility is located at 200 Portofino Way and is owned and operated by the City. The Facility is a park and consists of a 1.4 million gallon man-made saltwater lagoon, artificial beach, children's play area, snack bar facilities, and other recreational areas. The Lagoon was constructed in 1962 and has since been open to the public for swimming from Memorial Day to Labor Day each year. At other times, the City rents out the Facility for social functions which may result in discharges into the receiving water outside the designated operational season.

Discharges into the receiving water requires the Season Lagoon to comply with waste discharge requirements set forth in the Los Angeles Regional Board National Pollutant Discharge Elimination System No. CA0064297, Permit Order No. R4-2010-0185. Michelson Laboratories will continue to conduct all sampling, analysis and reporting as required by the facility's Monitoring and Reporting Program No. 8034 of NPDES Permit Order No. R4-2010-0185. The Regional Board will be issuing a renewed NPDES Permit for the Lagoon in the coming months with anticipated modifications to the monitoring and compliance terms. Once the renewed permit is issued, staff will bring it to the City Council to consider for continued operation of the Lagoon.

In addition to the Seaside Lagoon monitoring, this amendment also includes monitoring for the SMBBB TMDL. The SMBBB TMDL was developed and approved by the RWQCB and became effective on July 15, 2003.

The TMDL requires the affected agencies to develop a Monitoring Plan that would be used to determine compliance. The SMBBB TMDL divided the watershed that drained into Santa Monica Bay into seven jurisdictional groups. Redondo Beach, along with Manhattan Beach, Hermosa Beach, Torrance, Los Angeles County, and Caltrans, are agencies in "Group 6." Manhattan Beach, Hermosa Beach, Los Angeles County, and Caltrans, along with El Segundo, are in "Group 5." Because there is significant overlap in agencies within the two groups, staff has been working very closely on developing monitoring and implementation plans for both groups. The group's Coordinated Shoreline Monitoring Plan (CSMP) was approved by the Board on April 23, 2004.

The CSMP identified 68 monitoring sites along the affected shoreline. Eleven of the 68 sites are located within the boundaries of Group 5 (five sites) and Group 6 (six sites). The four cities in the two groups determined it would be most economical to work together in complying with this requirement.

In October 2004, the four cities, including Manhattan Beach, Hermosa Beach, Torrance and Redondo Beach, entered into MOU to monitor water quality at seven shoreline locations between the north boundary of Manhattan Beach and the south boundary of Torrance in compliance with the CSMP. The City of Redondo Beach took the lead in contracting with Michelson Laboratory to perform the required monitoring and entered into a MOU with other agencies to share the cost of the monitoring based on land area from each agency that drains to each of the monitoring sites.

The total annual estimated cost for the ongoing monitoring associated with the CSMP is \$45,000 with the City of Redondo Beach responsible for approximately 19%, or \$8,550. The monitoring associated with the CSMP will only be conducted under this amendment for approximately 6 more months. Following this time, the City of Manhattan Beach will take the lead role on contracting the services for shoreline monitoring, as part of the Coordinated Integrated Monitoring Program (CIMP), with the City participating as a partner.

Michelson Laboratory has performed monitoring services for the Seaside Lagoon and the SMBBB TMDL for many years; based on their technical expertise, past experience and knowledge of the operations, and the sensitivity of the current regulatory environment, staff is recommending that they continue to provide these services. This Second Amendment will authorize the continued monitoring and testing through April 30, 2018 for an annual not-to-exceed amount of \$103,129.20 and will ensure compliance with the various Permit requirements.

**COORDINATION**

The City Attorney's office approved the contract amendment as to form.

**FISCAL IMPACT**

Funding for the water quality monitoring contract amendment is available in the Seaside Lagoon's annual operating budget. The funds for the SMBBB TMDL water quality monitoring are available in the Public Works Engineering Division annual operating budget.

<u>Funding:</u>		<u>Expenditures:</u>	
Harbor Tidelands Funds	\$ 58,129.20	Michelson Lab	<u>\$103,129.20</u>
PW Operating Budget	<u>\$ 45,000.00</u>		
Total	\$103,129.20	Total	\$103,129.20

Submitted by:  
*Ted Semaan, Public Works Director*

Approved for forwarding by:  
*Joe Hoefgen, City Manager*

gtrivedi

Attachments:

- Amendment #2
- Amendment #1
- Agreement with Michelson Labs



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**

**February 16, 2016**

**Item H10**



# Commission Budget Presentation

FY 2016-17 City Budget

City of Redondo Beach

# Commission Budget Presentation

- Outreach in Advance of New Fiscal Year on July 1, 2016
- Snapshot of Redondo Beach
  - New Management Team in Place
  - Agreements in Place with all Labor Groups
  - Significant Training Programs
  - Waterfront Project Environmental Review
  - Two Significant Hotel Projects under Construction
  - Long Range Strike Bomber Award to Northrop
  - Loss of Nordstrom and Rising PERS Rates
  - Open Gov Program Launched



Reports Annual

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FISCAL YEAR

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DOCUMENTS

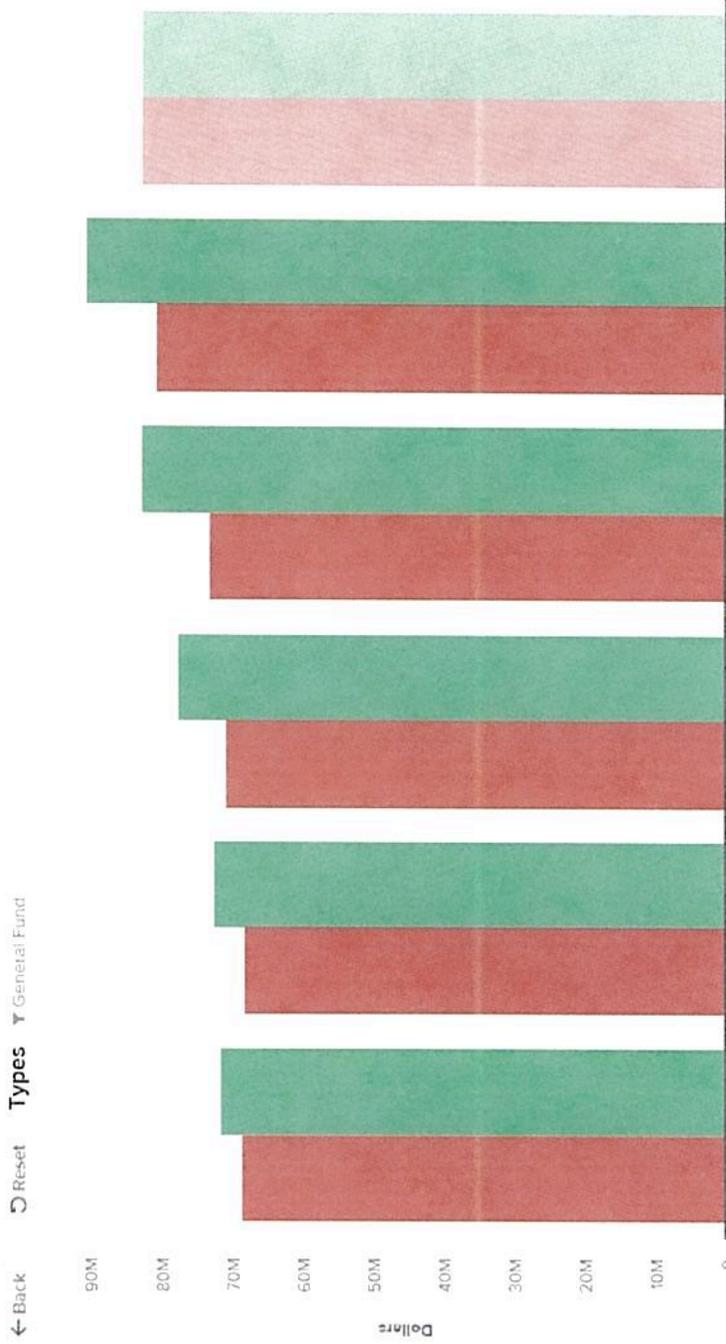
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FISCAL YEAR

2011 2016

DOCUMENTS

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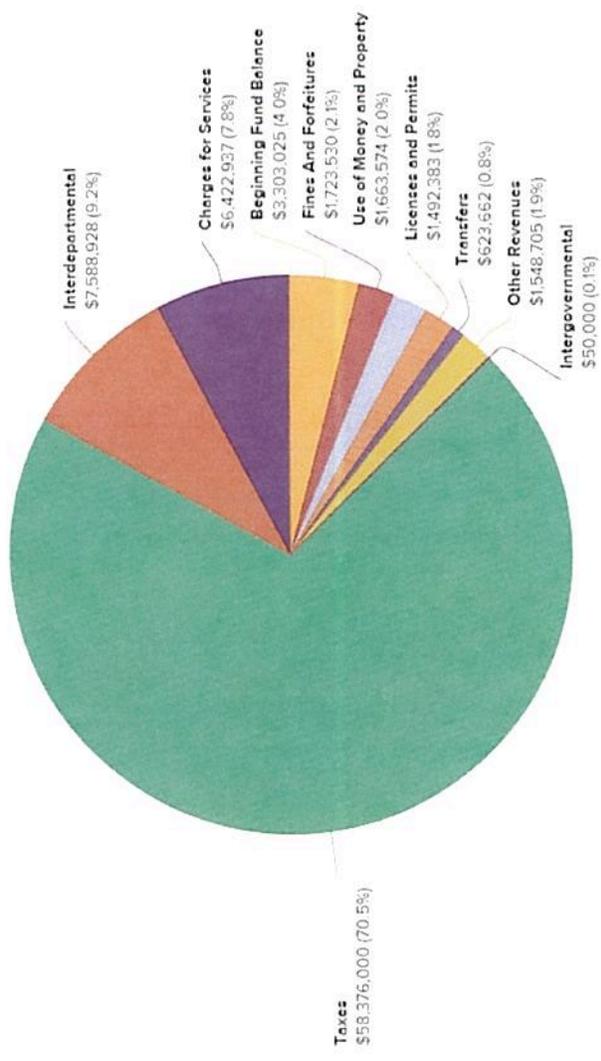
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4 Notes in this view

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  - Interdepartmental
  - Charges for Services
  - Beginning Fund Balance
  - Fines And Forfeitures
  - Use of Money and Prop...
  - Licenses and Permits
  - Transfers
  - Other Revenues
  - Intergovernmental

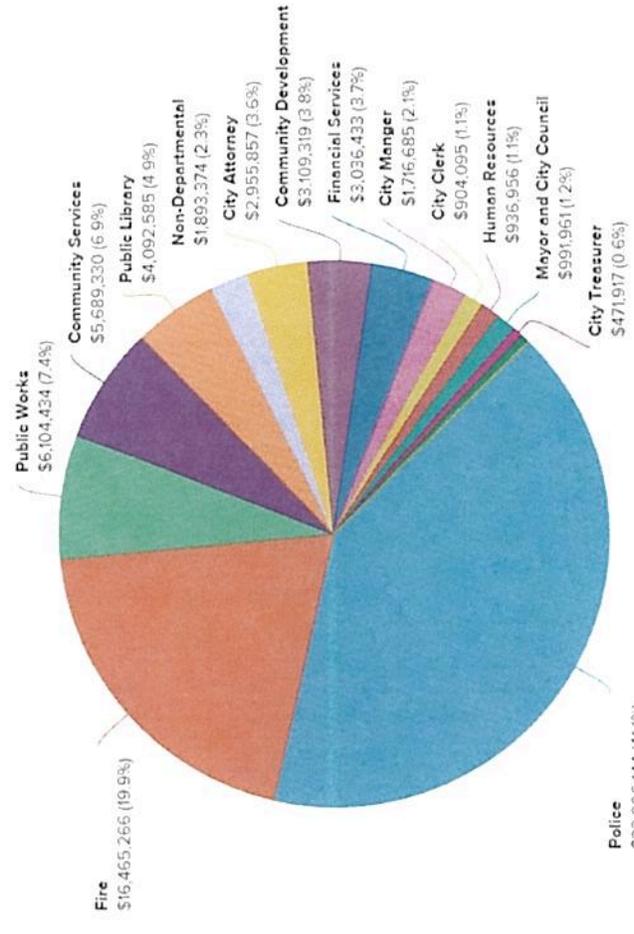


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- Police
- Fire
- Public Works
- Community Services
- Public Library
- Non-Departmental
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- Financial Services
- City Manger
- City Clerk
- Human Resources
- Mayor and City Council
- City Treasurer



**Reports** > **Annual**

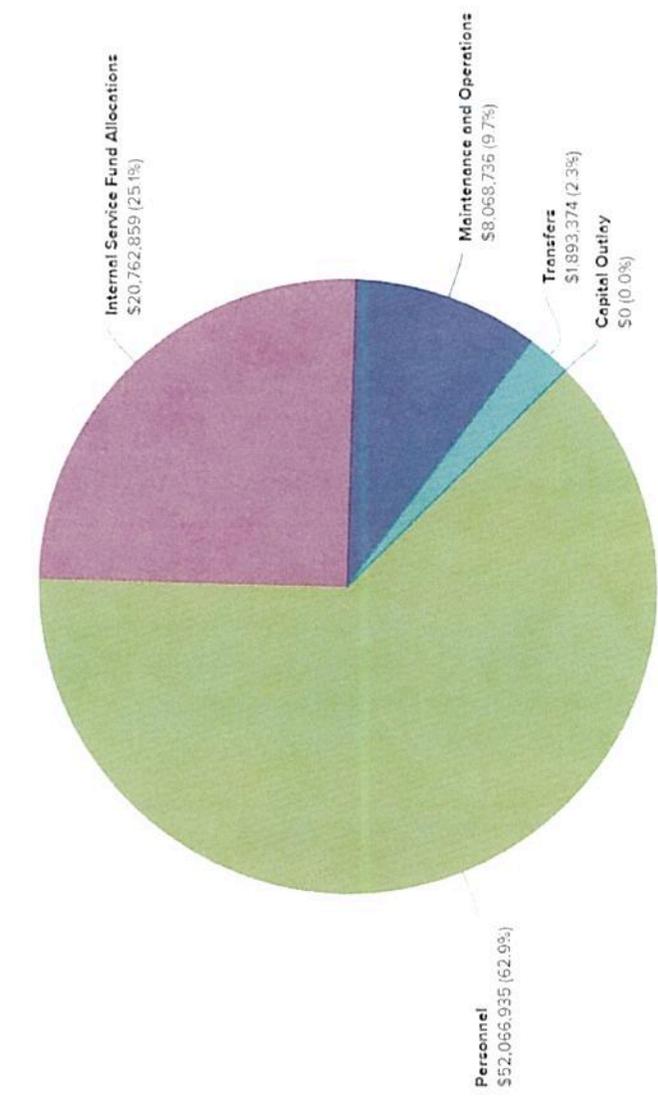
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**FISCAL YEAR**  
 11  2016

**DOCUMENTS**  
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- Transfers
- Capital Outlay



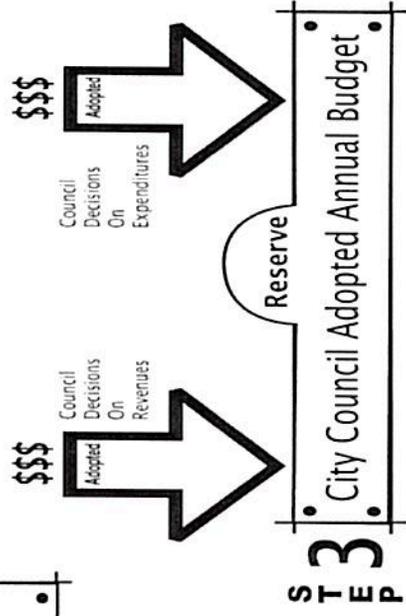
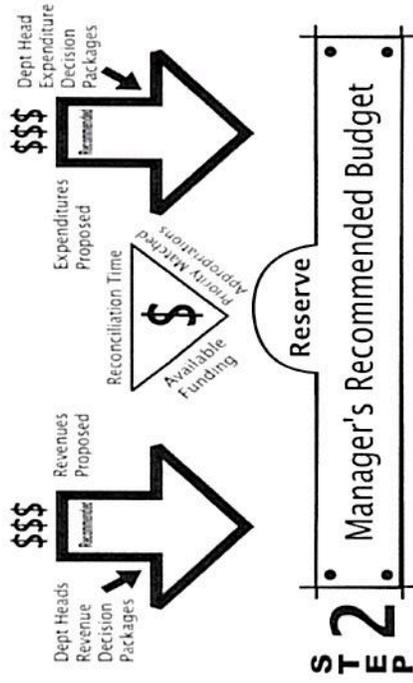
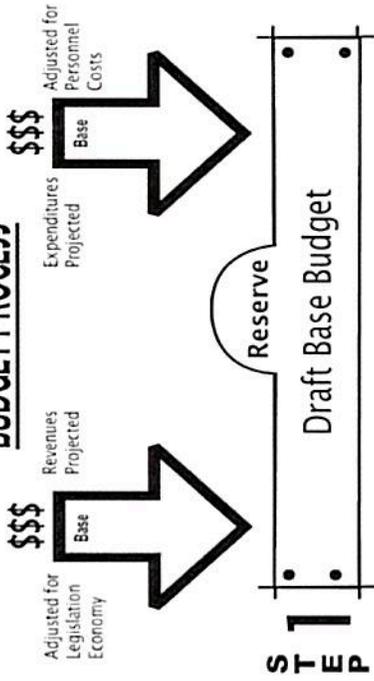
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## 2016 BUDGET CALENDAR

Jan & Feb 2016	City Manager Request for Commission FY 2016-2017 Budget & CIP Feedback	June 7, 2016	FY 2016-2017 Proposed Budget & CIP Public Hearing
January 5, 2016	2016 Budget Calendar Approval	June 16, 2016	Fiscal Year 2015-2016 CIP Review for Consistency with General Plan by Planning Commission
January 14, 2016	FY 2014-2015 Comprehensive Annual Financial Report (CAFR) Review w/ Budget and Finance Commission	June 21, 2016	FY 2016-2017 Budget and CIP Adoption
January 19, 2016	City Treasurer's Update on Investments and Economic Trends	June 21, 2016	Strategic Plan Monthly Update
January 19, 2016	Strategic Plan Monthly Update	July 1, 2016	New Fiscal Year Begins
February 16, 2016	Strategic Plan Monthly Update	July 19, 2016	City Treasurer's Update on Investments and Economic Trends
March 2016	Commission Input for Strategic Plan	July 19, 2016	Strategic Plan Monthly Update
March 15, 2016	FY 2015-2016 Midyear Budget Report	August 16, 2016	Strategic Plan Monthly Update
March 15, 2016	FY 2016-2017 CIP Budget Priorities Review	September 2016	Commission Input for Strategic Plan
March 15, 2016	Strategic Plan Monthly Update	September 2016	Strategic Plan Workshop
March 29, 2016	Strategic Plan Workshop	September 20, 2016	Strategic Plan Monthly Update
April 14, 2016	FY 2015-2016 Midyear Budget Review/FY 2016-2017 Budget Planning w/ Budget & Finance Commission	October 18, 2016	Strategic Plan Adoption
April 19, 2016	City Treasurer's Update on Investments and Economic Trends	October 18, 2016	City Treasurer's Update on Investments and Economic Trends
April 19, 2016	Strategic Plan Adoption	November 15, 2016	Strategic Plan Monthly Update
April 28, 2016	Presentation of FY 2016-2017 CIP to Joint Budget & Finance and Public Works Commissions	November 15, 2016	Budget Carryovers from FY 2015-2016 to Fiscal Year 2016-2017
May 16, 2016	FY 2016-2017 Proposed Budget and CIP Budget Delivered to Mayor and City Council	November 15, 2016	FY 2015-2016 General Fund Balance Reserves and Designations
May 17, 2016	FY 2016-2017 Proposed Budget and CIP Budget Received and Filed / Budget Challenges Discussion	November 30, 2016	Adopted FY 2016-2017 Budget Document Printed
May 17, 2016	FY 2016-2017 Proposed Budget Public Hearing Date Set	December 20, 2016	Independent Auditor's Report on City Finances
May 17, 2016	Strategic Plan Monthly Update	December 20, 2016	FY 2015-2016 Comprehensive Annual Financial Report (CAFR) Received and Filed
May 26, 2016	City Manager FY 2016-2017 Proposed Budget Review with Budget & Finance Commission	December 20, 2016	Strategic Plan Monthly Update



# BUDGET PROCESS



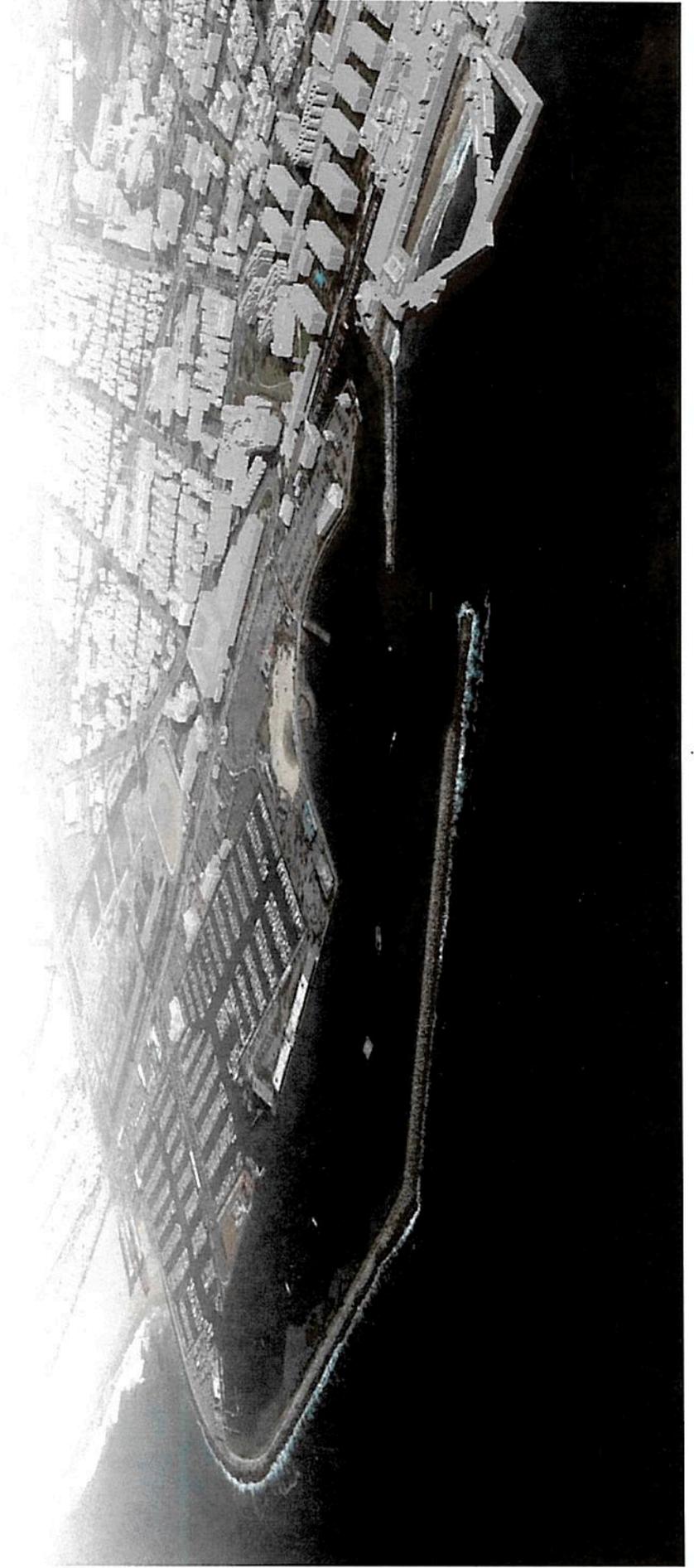
# Commission Budget Presentation

- Recommendation – Provide Input
- Receive and File Presentation

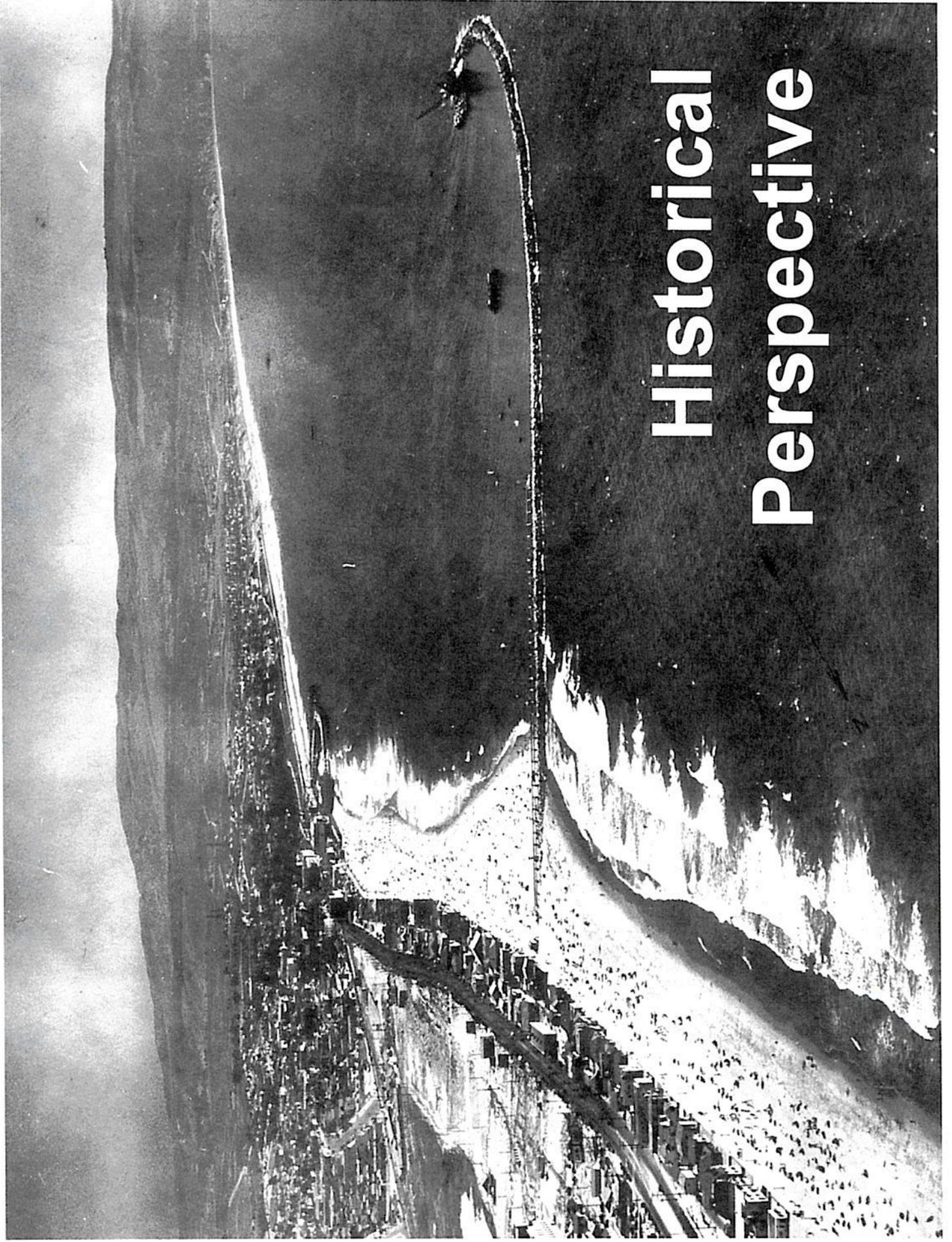




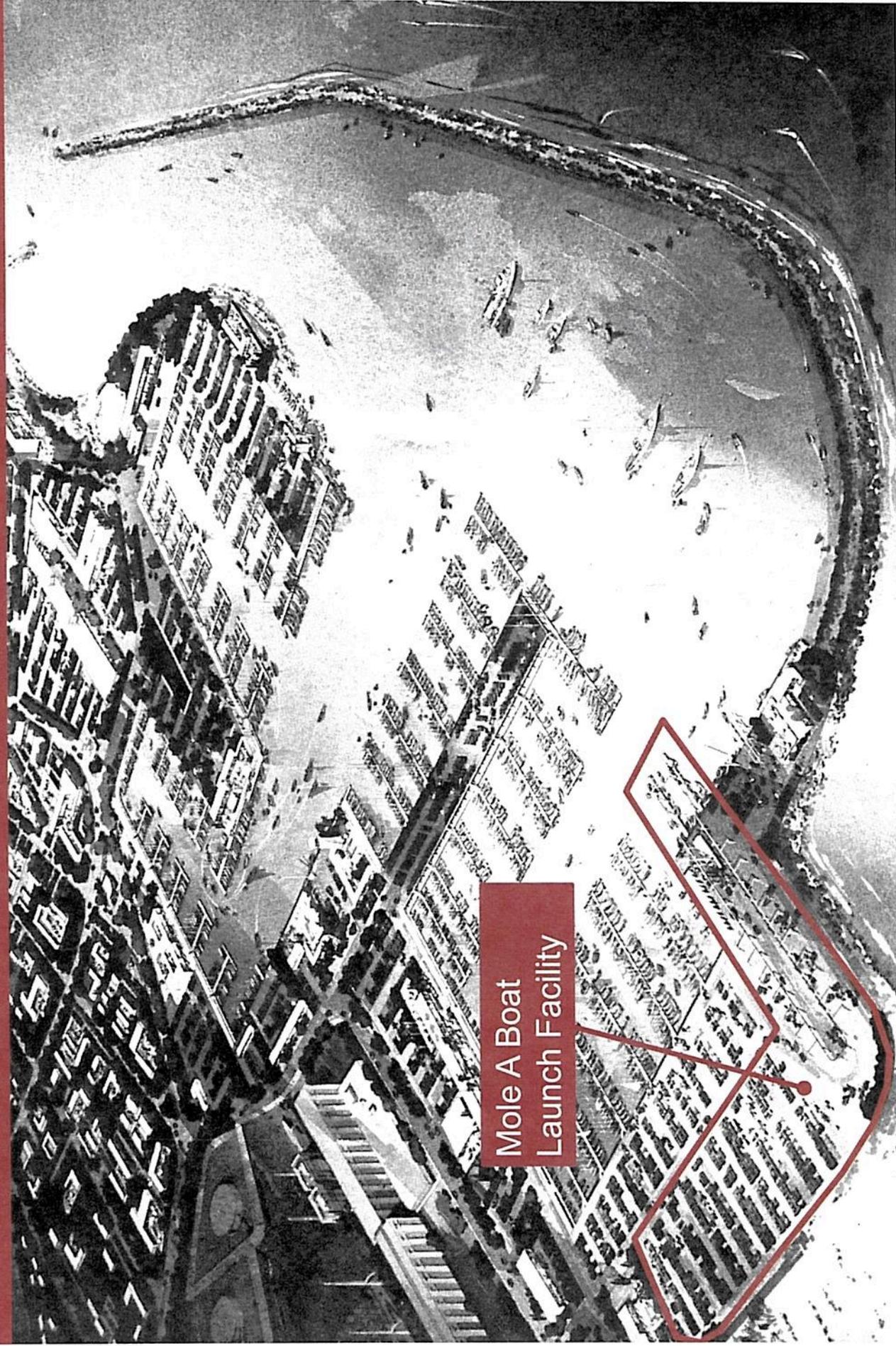
# King Harbor Boat Launch Facility **Siting Study 2016**



# Historical Perspective

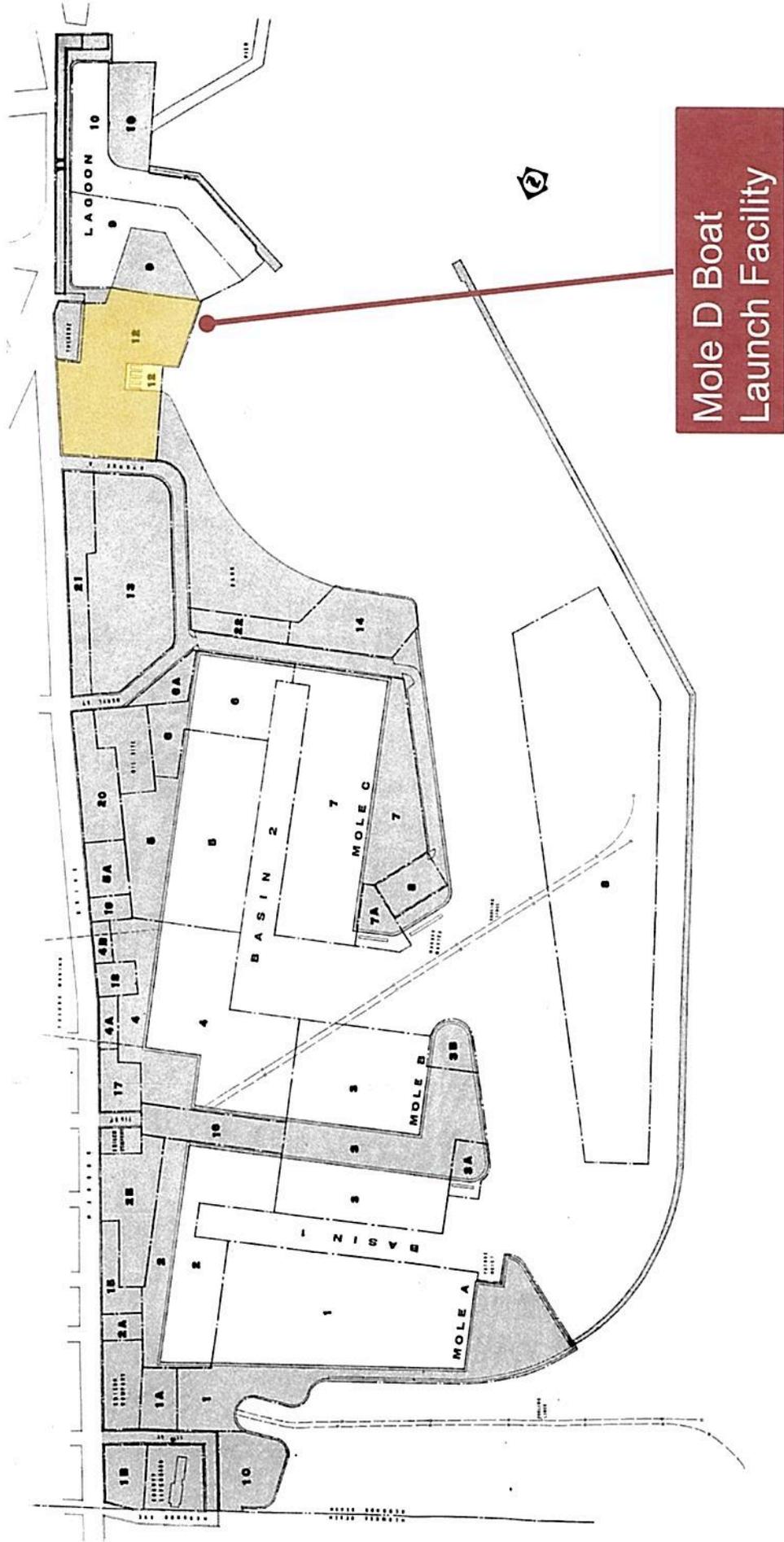


# 1959 Harbor Master Plan

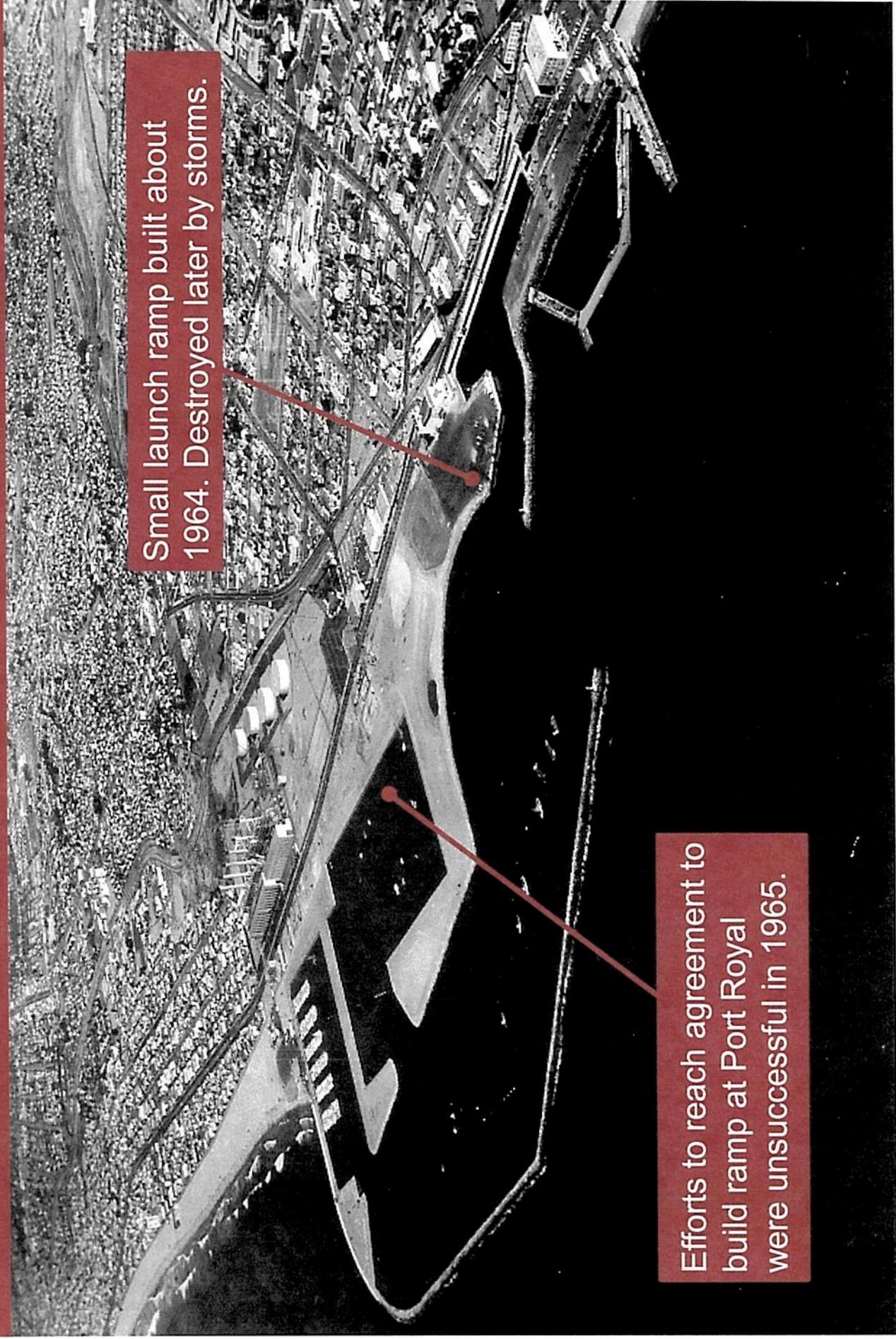


Mole A Boat  
Launch Facility

# 1960 Harbor Lease Plan



# 1963 King Harbor As-Built



Small launch ramp built about 1964. Destroyed later by storms.

Efforts to reach agreement to build ramp at Port Royal were unsuccessful in 1965.

# 1976-1979 Hand Launch Facility



Hand Launch Facility

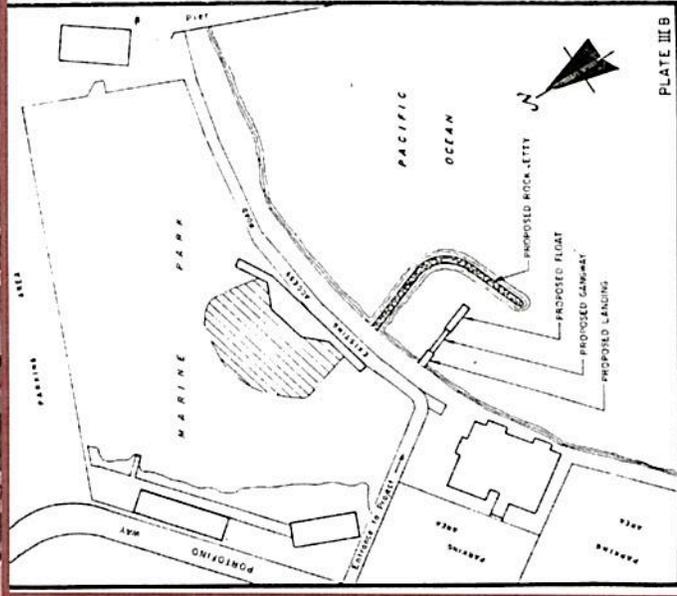
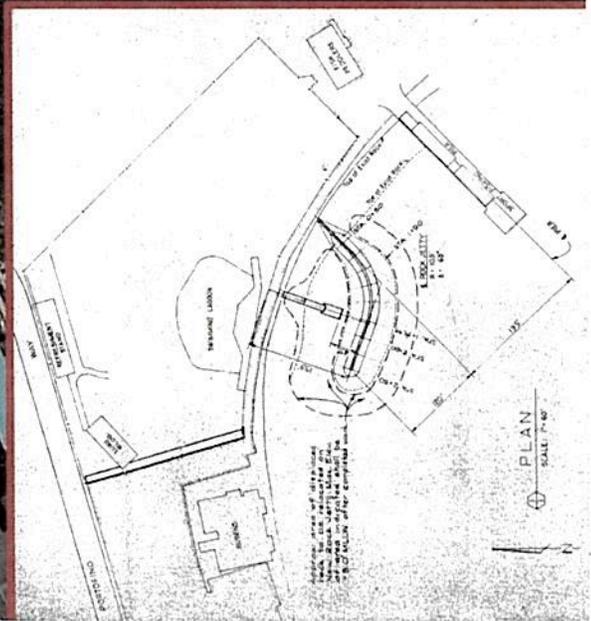


PLATE III B

DATE	STATE OF CALIFORNIA	DEPARTMENT OF NAVIGATION
DRAWING NUMBER	BOATING FACILITIES DIVISION	
SHEET NUMBER	PROPOSED PROJECT LAUNCH	
	RECORDS BEACH	
	BOAT LAUNCHING FACILITY	

**END**  
and Ocean, both

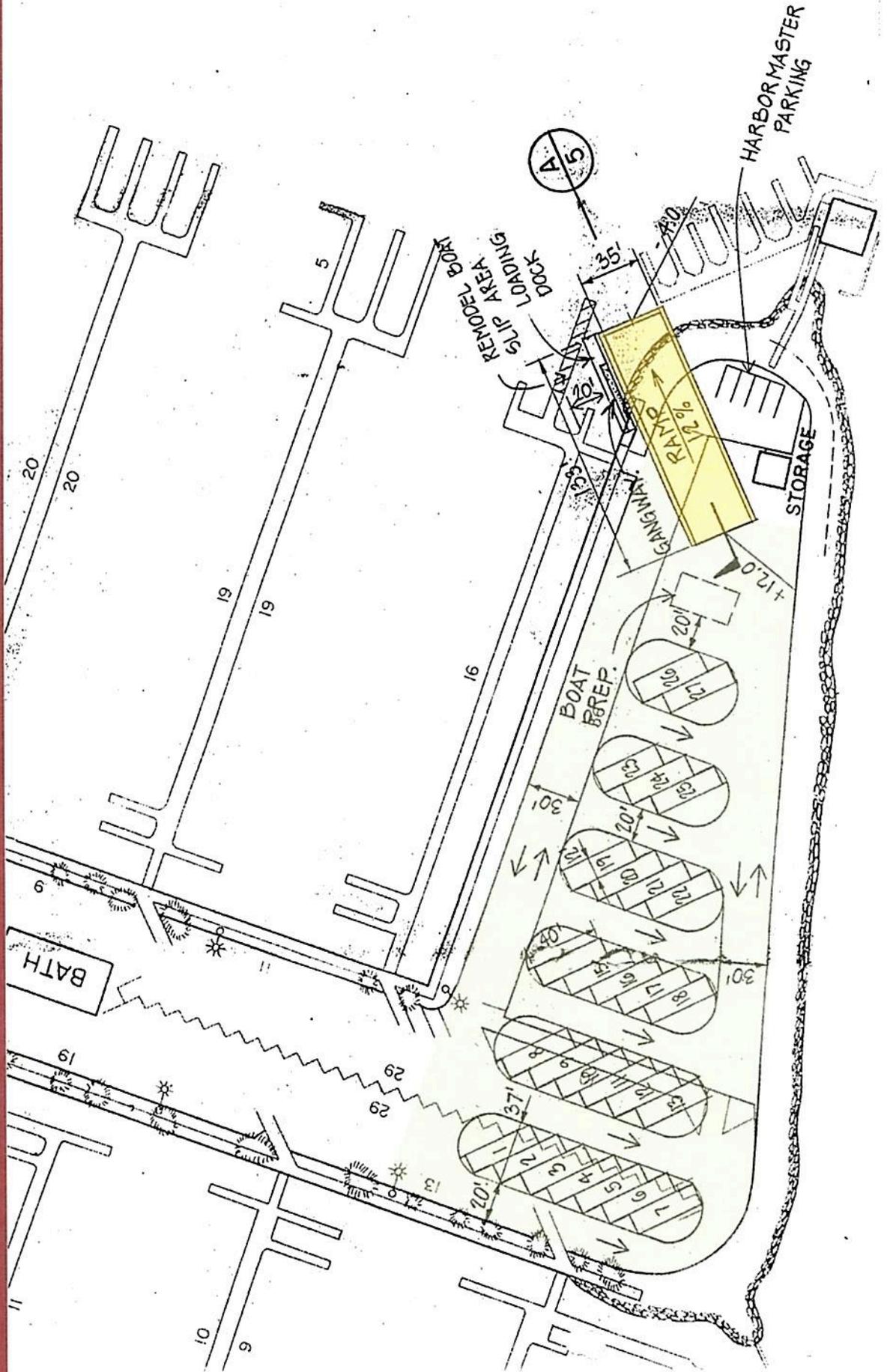


# 1982 to 1991 Mole B



- 1982 Coastal Commission noted launch ramp should be built on Mole B and required easement for public access.
- 1983 Feasibility study concluded Seaside Lagoon and Mole B parcels are too small. Findings lifted Coastal Commission's condition for launch ramp development on Mole B.
- 1991 Harbormaster dock reconfiguration study reviewed moving boat hoist from Mole D.

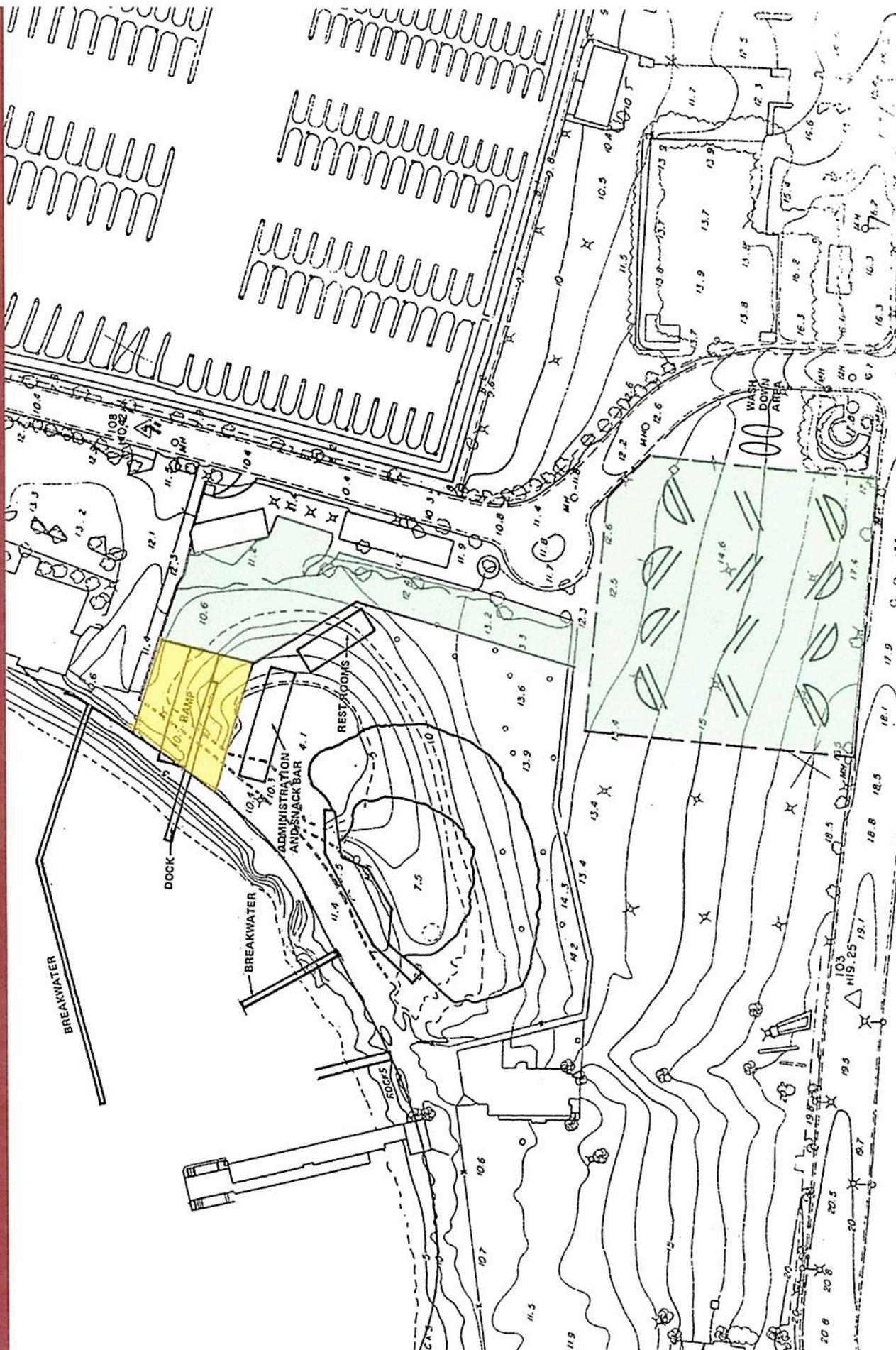
# 1982 Mole B Plan



# 1989 Siting Study

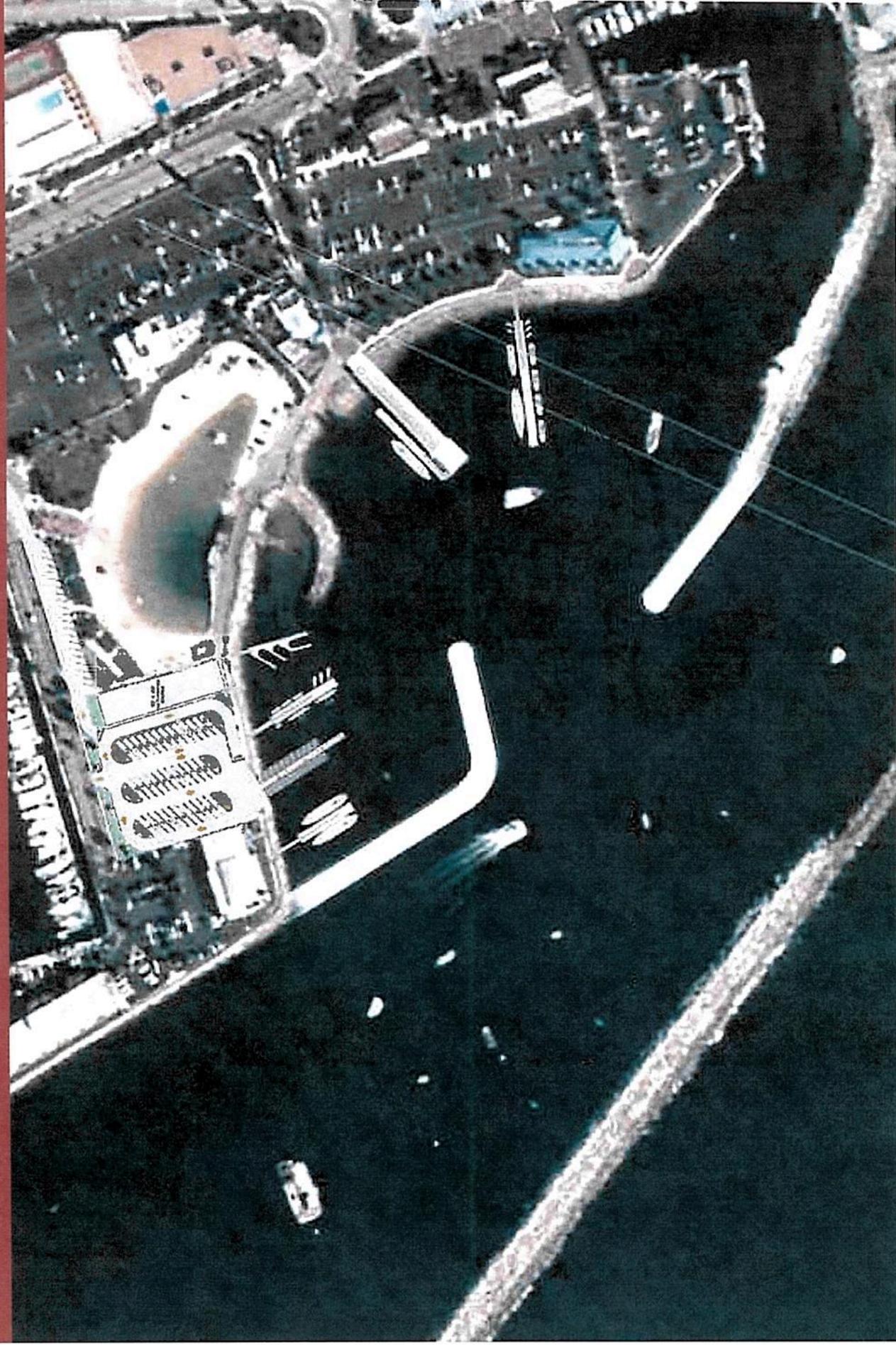
- Alternative sites analyzed in concept only without regard to existing improvements not knowing what was going to be re-built after the 1988 storm.
- 5 sites proposed for further consideration:
  - 1 lane ramp Mole B
  - 2 lane ramp at Basin 2
  - 2 lane ramp at Seaside Lagoon
  - 2 lane ramp at Basin 3
- The Harbor Commission recommended that the Seaside Lagoon and Mole B plans move forward for final consideration.
- No action was ever taken because of known opposition to both plans.

# 1989 Seaside Lagoon Plan



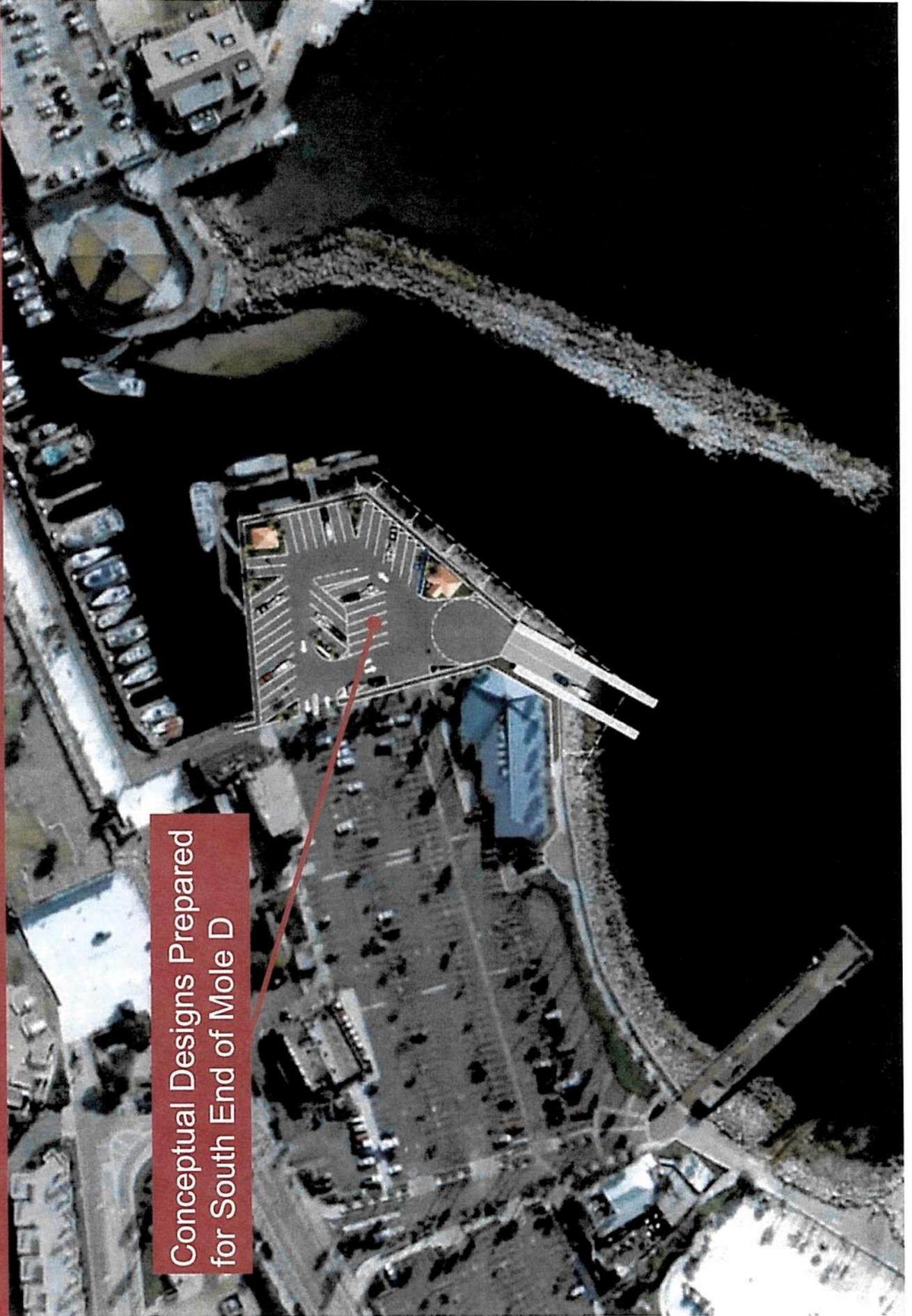


# 2003 Joe's Crab Shack Plan

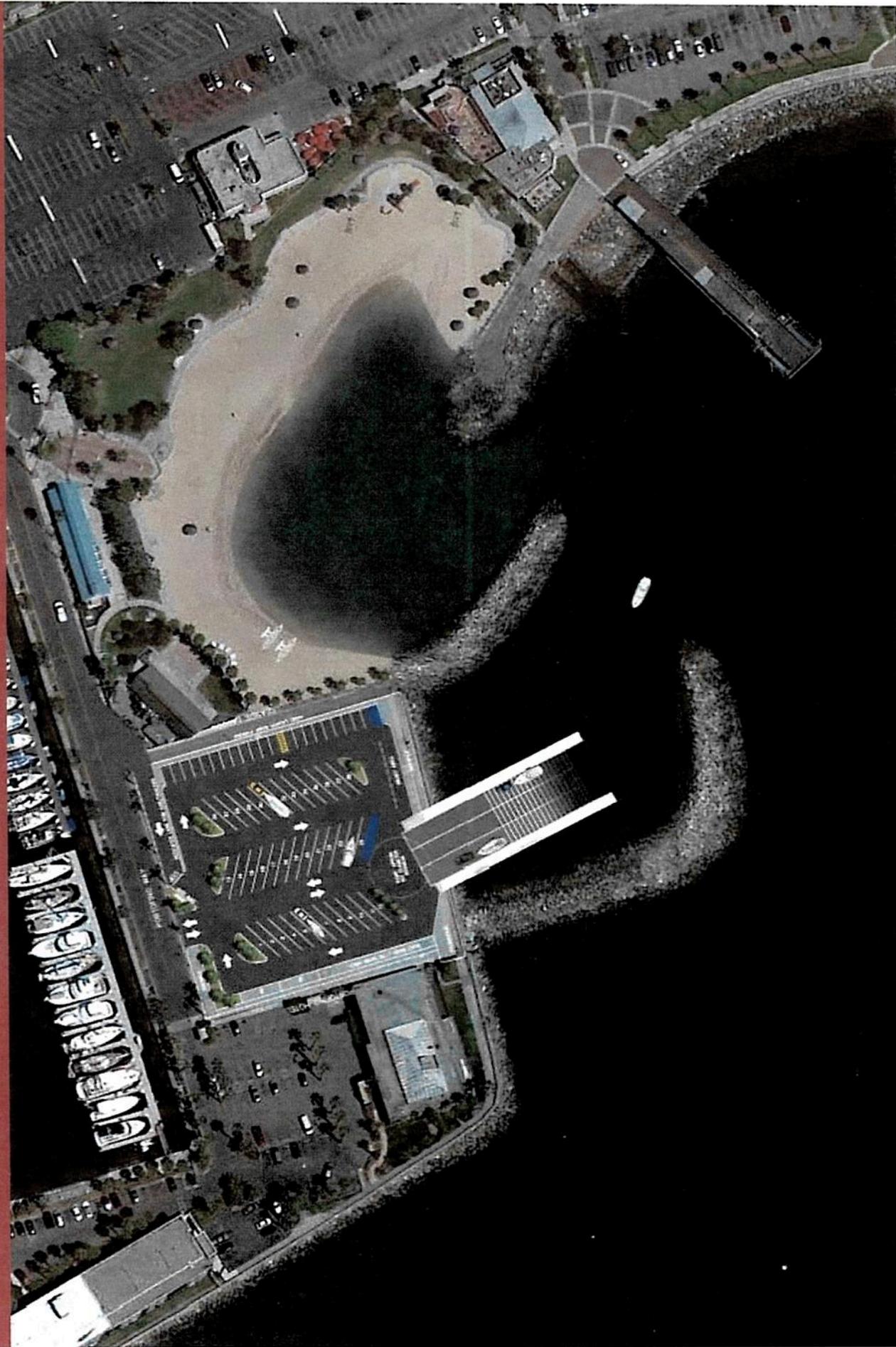


# 2006/ 2007 Mole D

Conceptual Designs Prepared  
for South End of Mole D



# 2014 Joe's Crab Shack Plan



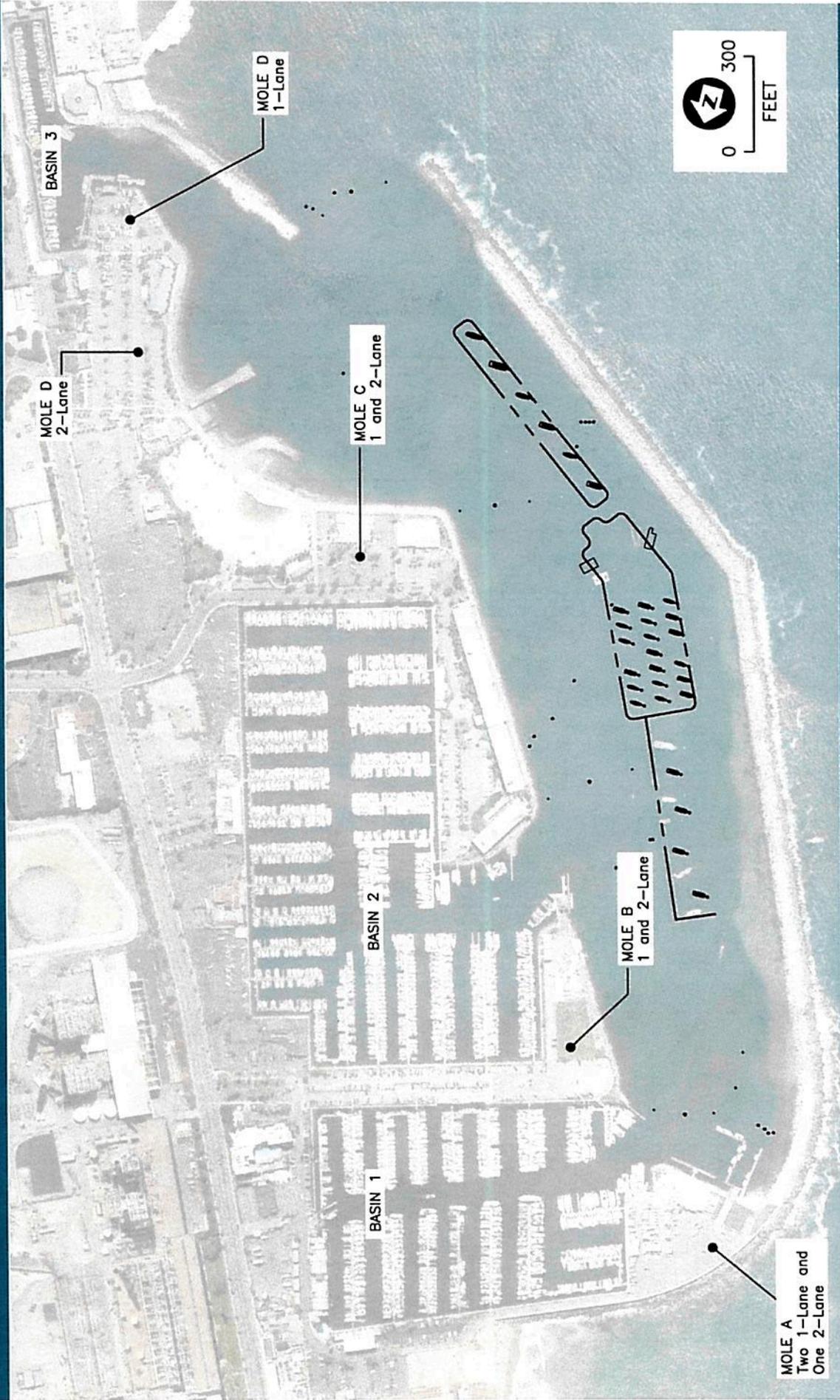
# What the history tells us:

- Since the 1960s, the harbor's relatively small size and established land and water uses have created challenges for the development of a suitable boat launch facility.
- Every conceivable site and plan has been previously proposed and studied between 1959 and 2014.
- If the boat launch facility had been built in 1963, Basins 1 and 2 would have been the preferred site locations because of their superior shelter and distance from boat traffic lanes and water use patterns. The harbor could then have developed around it.

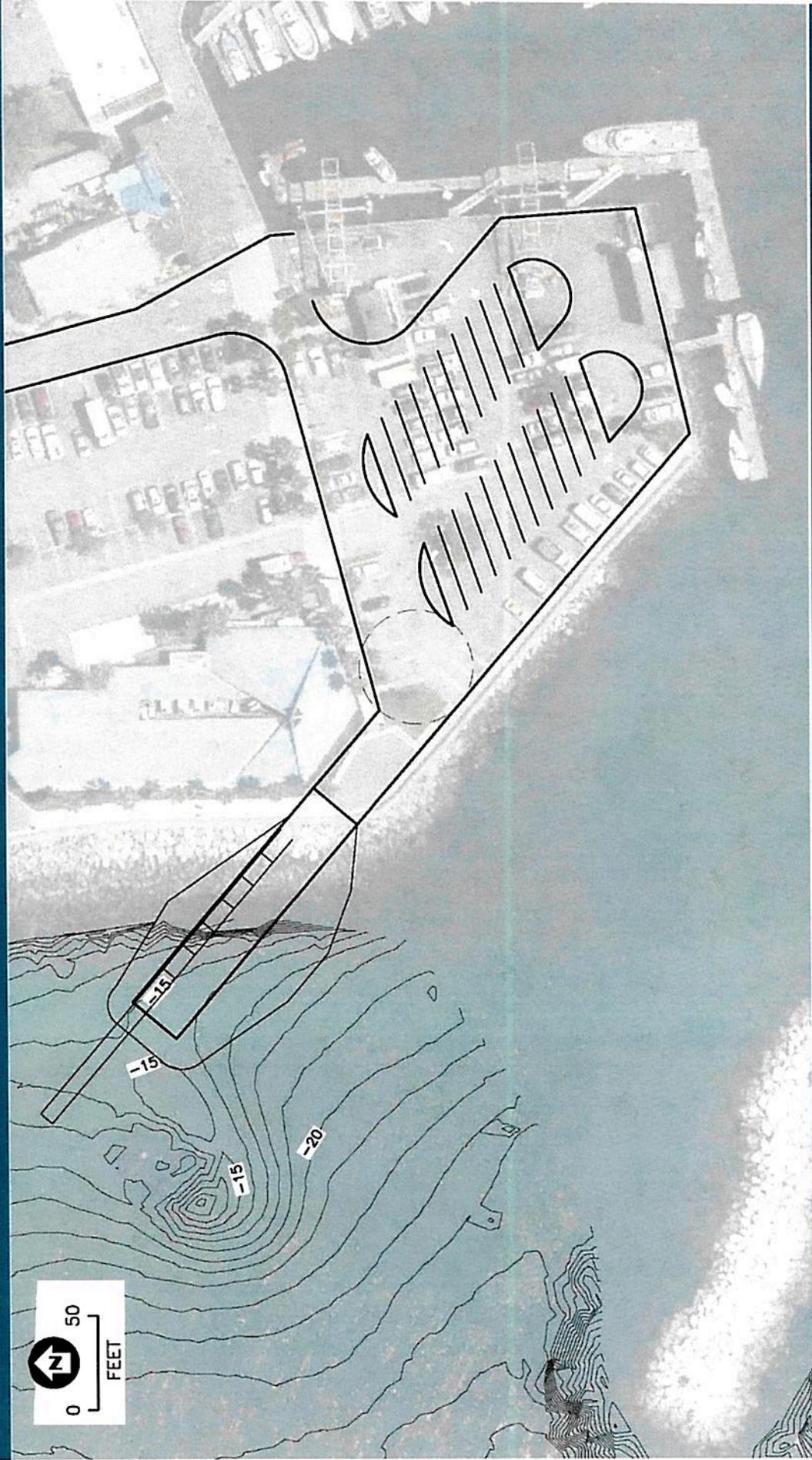
# Alternative Plans



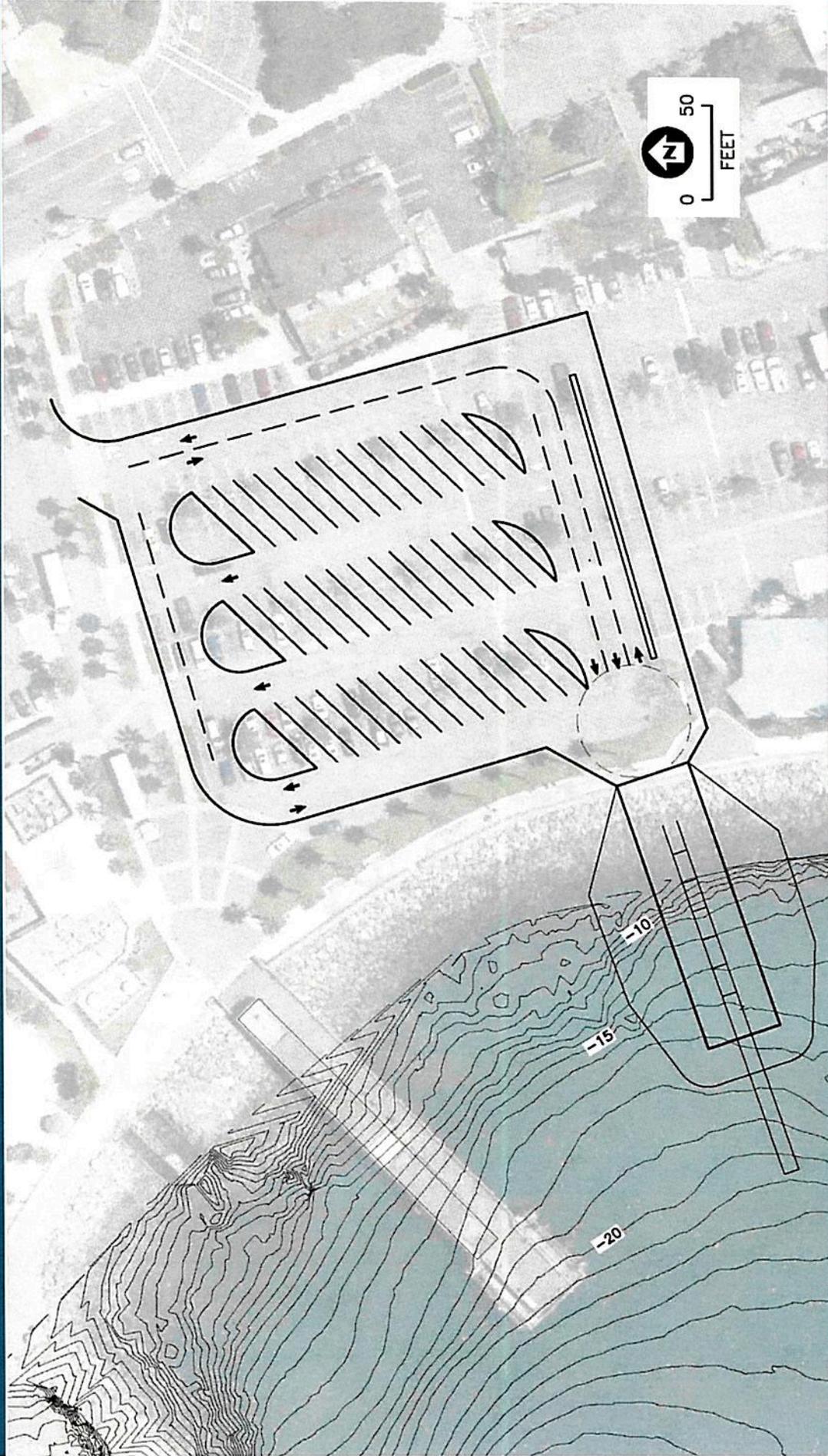
# Potential Site Locations



# Mole D: 1-Lane Ramp



# Mole D: 2-Lane Ramp



# Mole D: Pros and Cons

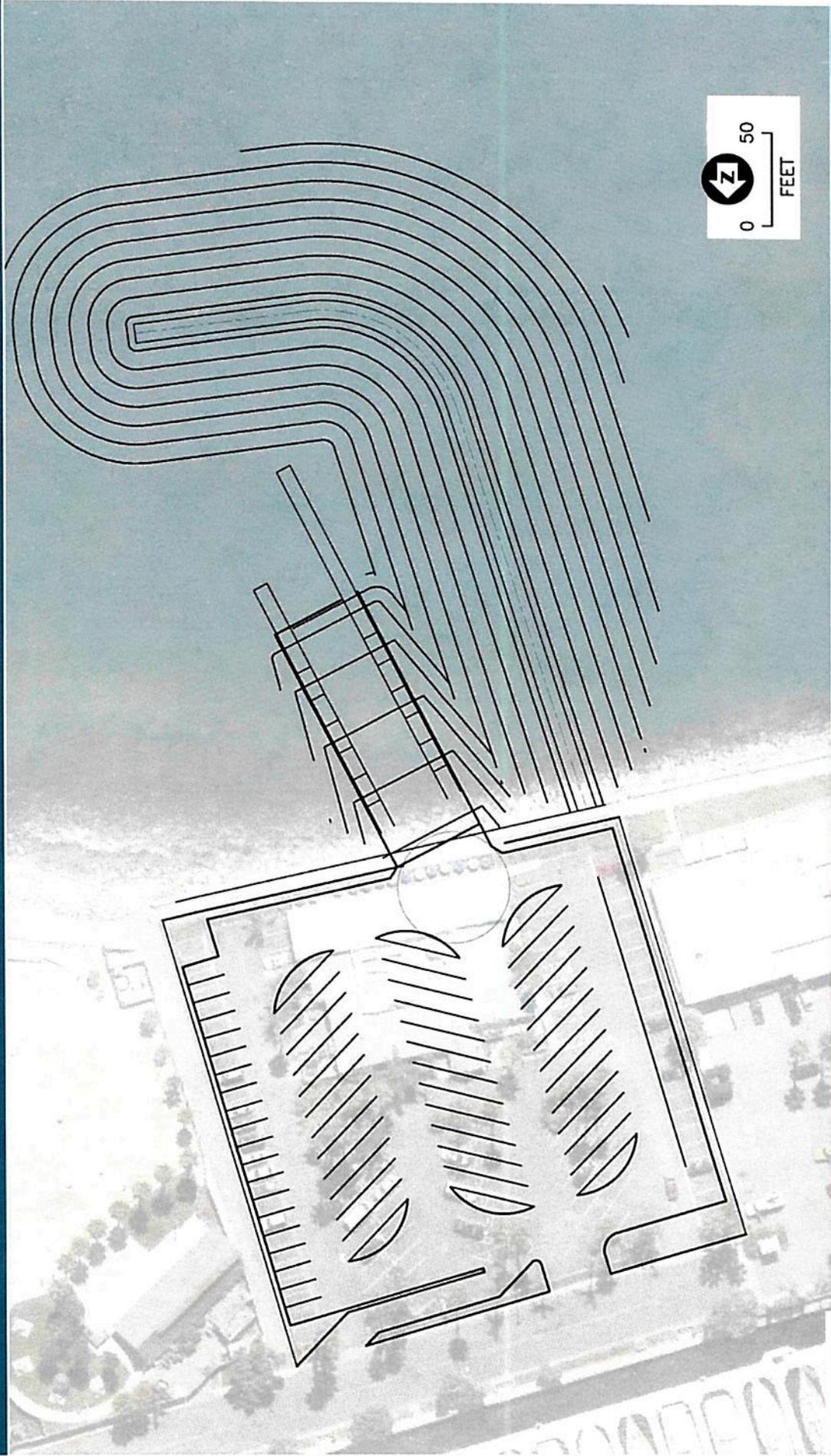
## Pro

- ✓ Close to ocean entrance.
- ✓ 2-lane alternative has good internal traffic circulation plan.
- ✓ City owns portion of land.

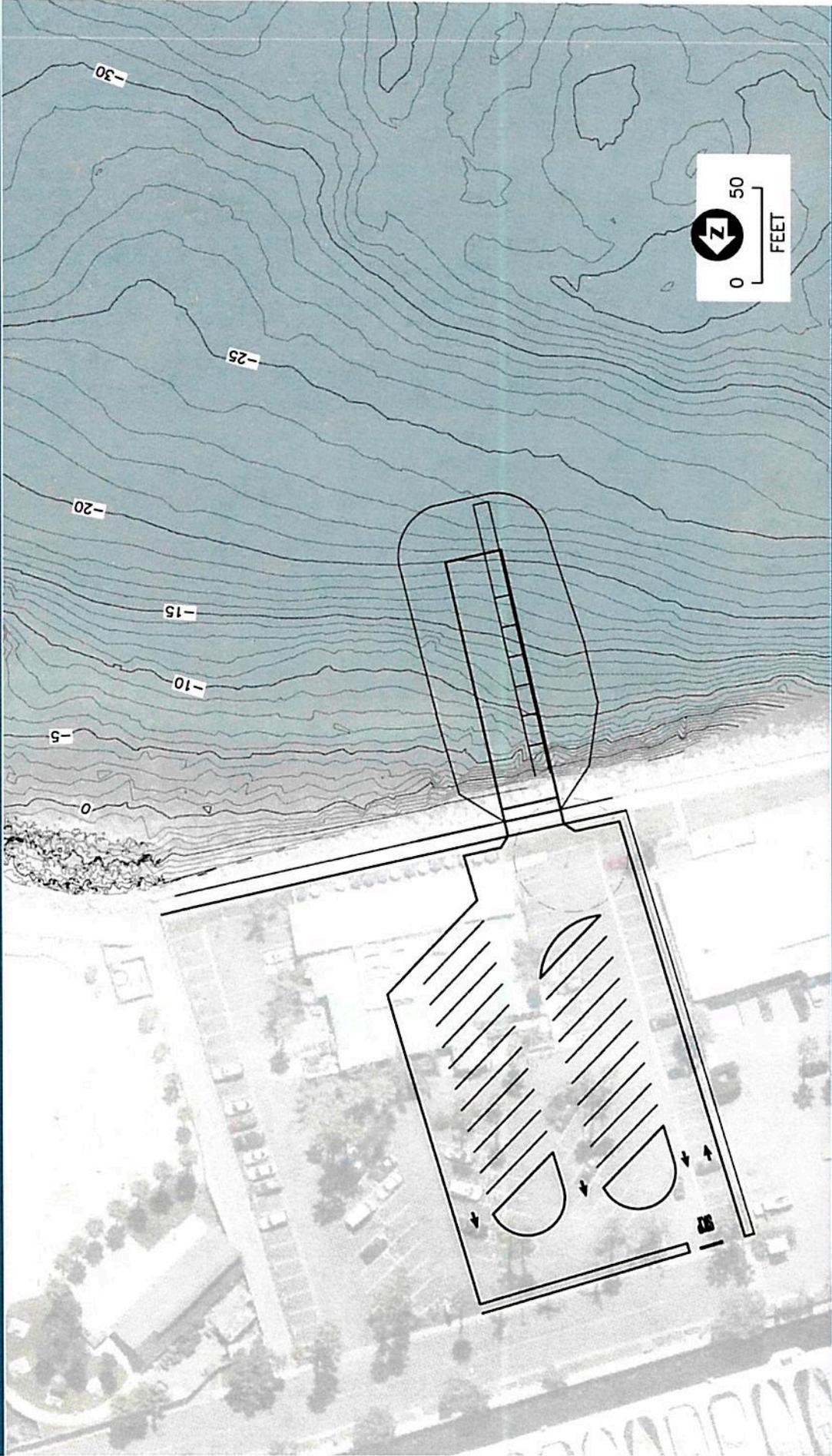
## Con

- Potential conflict with Basin 3 boat traffic.
- Potential conflict with navigation to Sportfishing Pier.
- Limited queue and make ready space.
- Compromises prime harbor real estate.
- 1-lane ramp plan is more challenging design.
- Exposed to surge and storm swell.
- Additional vehicle/trailer traffic to middle of harbor.
- Downwind ramp orientation.

# Mole C: 2-Lane Ramp



# Mole C: 1-Lane Ramp



# Mole C: Pros and Cons

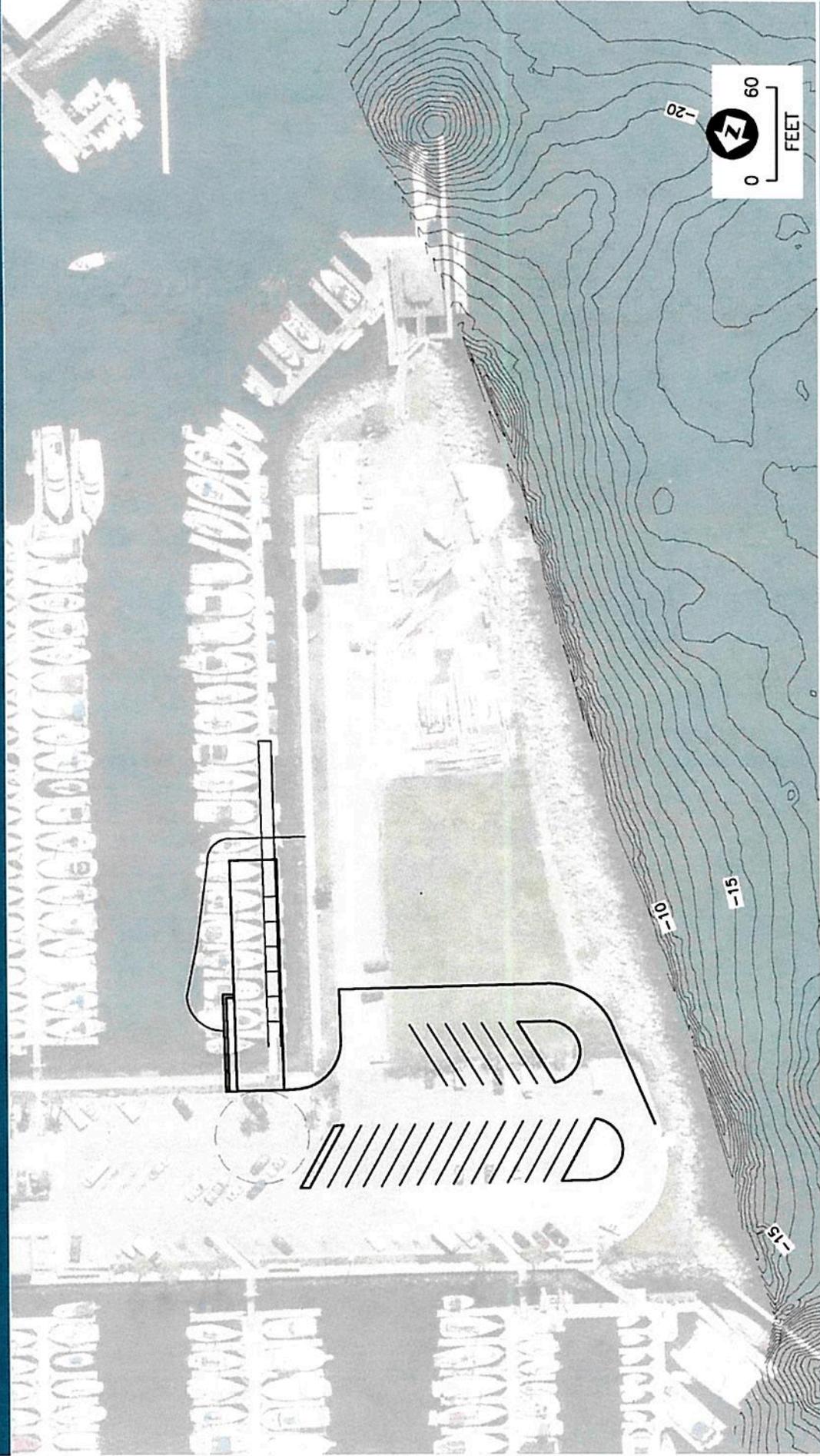
## Pro

- ✓ Adequate internal traffic circulation.
- ✓ 2-lane alternative with breakwater provides some wind protection and wave protection for boarding floats.
- ✓ 1-lane alternative has opportunity for additional hand launch water craft uses compatible with adjacent Seaside Lagoon.
- ✓ Additional parking for single vehicles.

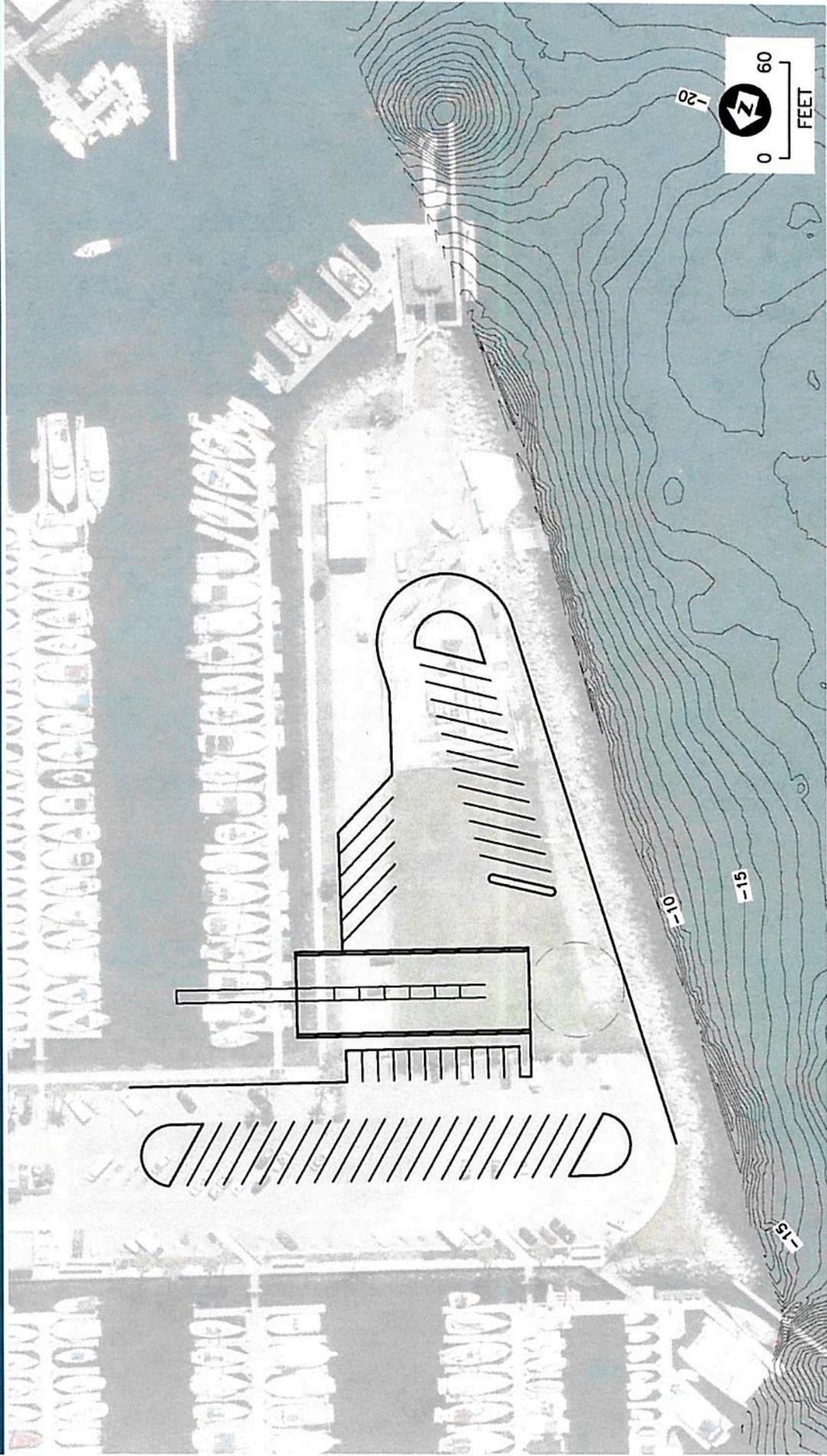
## Con

- Potential noise and traffic issues with Portofino Hotel.
- Potential boating conflict with Seaside Lagoon water uses.
- Limited queue and make ready space.
- Breakwater is expensive and environmentally disruptive.
- Exposed to surge.
- 1-lane ramp's boarding floats exposed to damage if no breakwater built.
- Beam wind ramp orientation.

# Mole B: 1-Lane Ramp



# Mole B: 2-Lane Ramp



# Mole B: Pros and Cons

## Pro

- ✓ Protected from wind and waves.
- ✓ Within sight of Harbor Patrol.
- ✓ City controls portion of property.

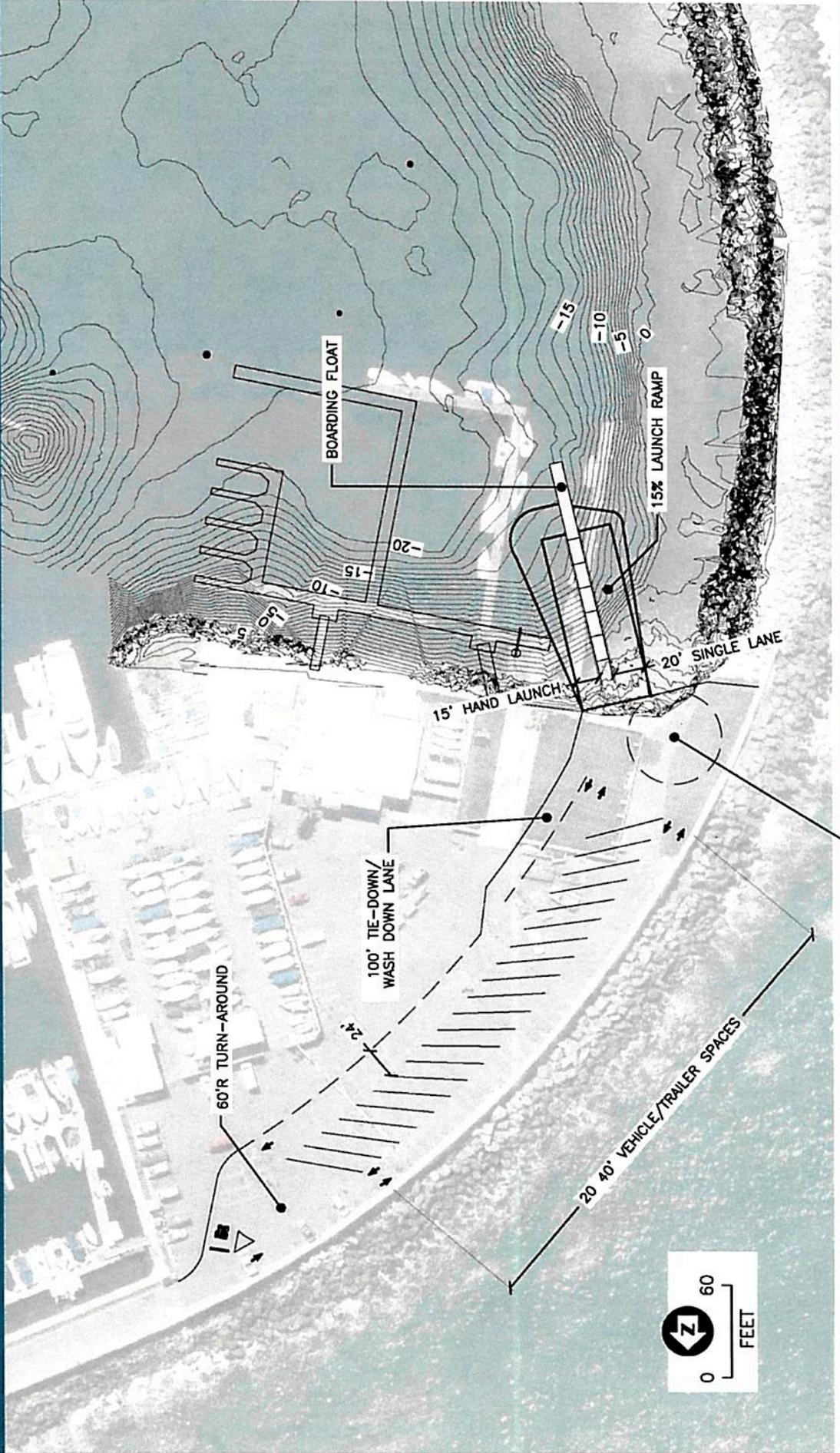
## Con

- Disrupts access to Harbor Patrol.
- Would require elimination of Moonstone Park.
- Potential conflict with existing marina traffic.
- Loss of marina parking and dock space.
- Limited queue and make ready space.
- Not ideal internal traffic circulation plan.

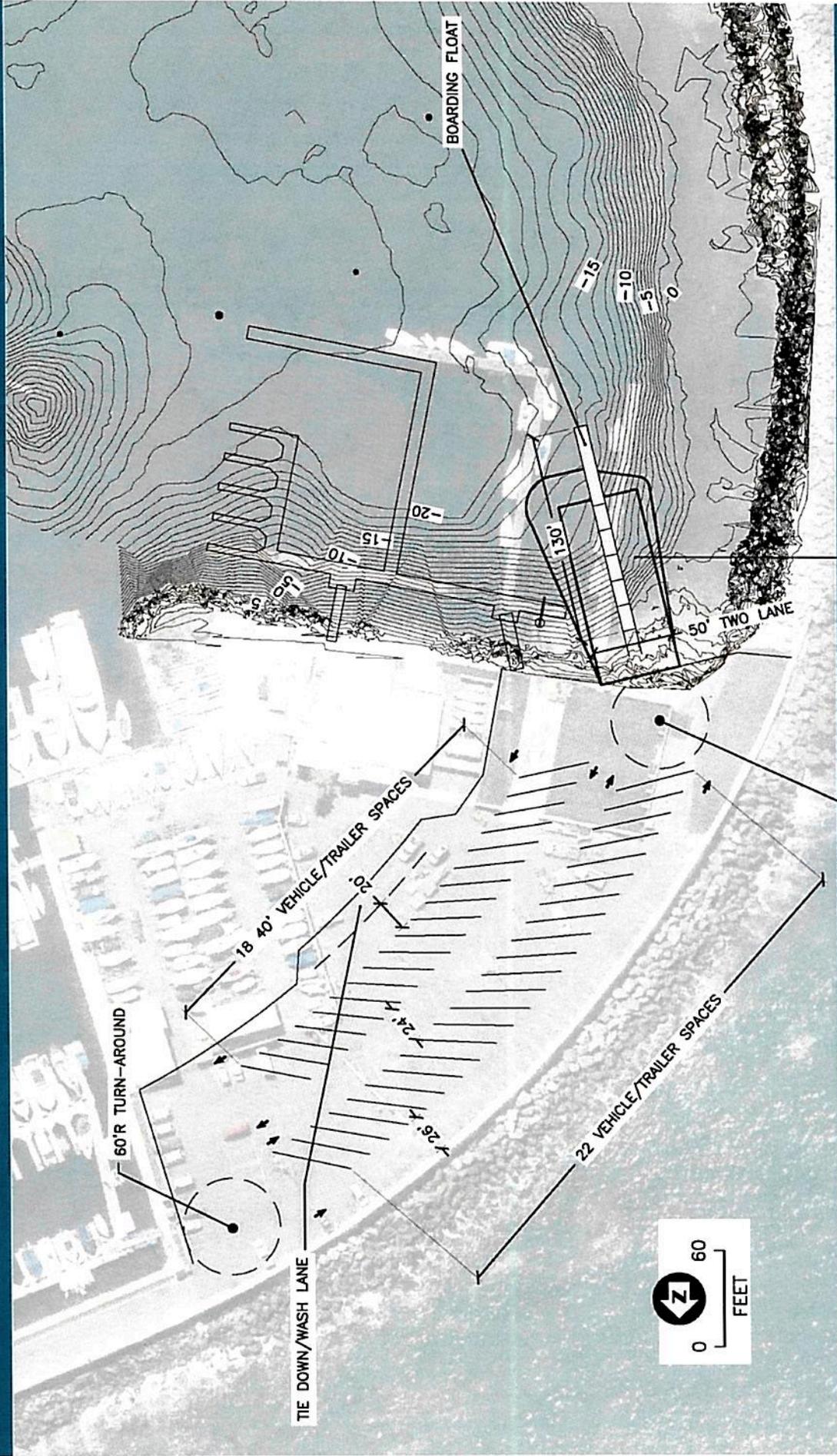
# Mole A: 1-Lane Ramp



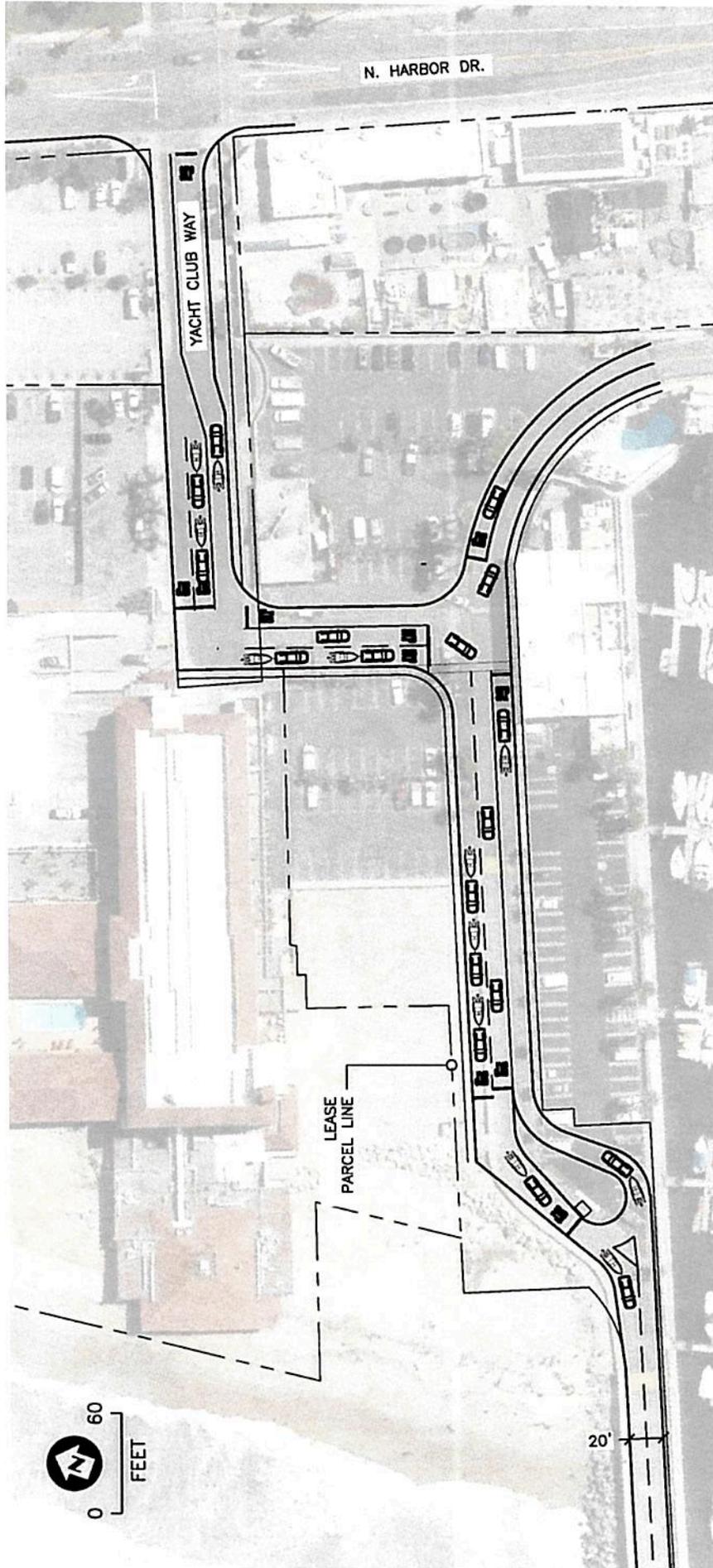
# Mole A: 1-Lane & Hand Launch



# Mole A: 2-Lane Ramp



# Mole A: Access Road Concept



# Mole A: Pros and Cons

## Pro

- ✓ Vehicle traffic directed away from interior/intensive waterfront use.
- ✓ Least expensive option.
- ✓ Isolated location.
- ✓ Less conflict with other King Harbor boat traffic and uses.
- ✓ Within sight of Harbor Patrol.
- ✓ Less environmentally disruptive.
- ✓ With entry road improvements, provides more queue space.
- ✓ Allows for full closure for safety purposes.

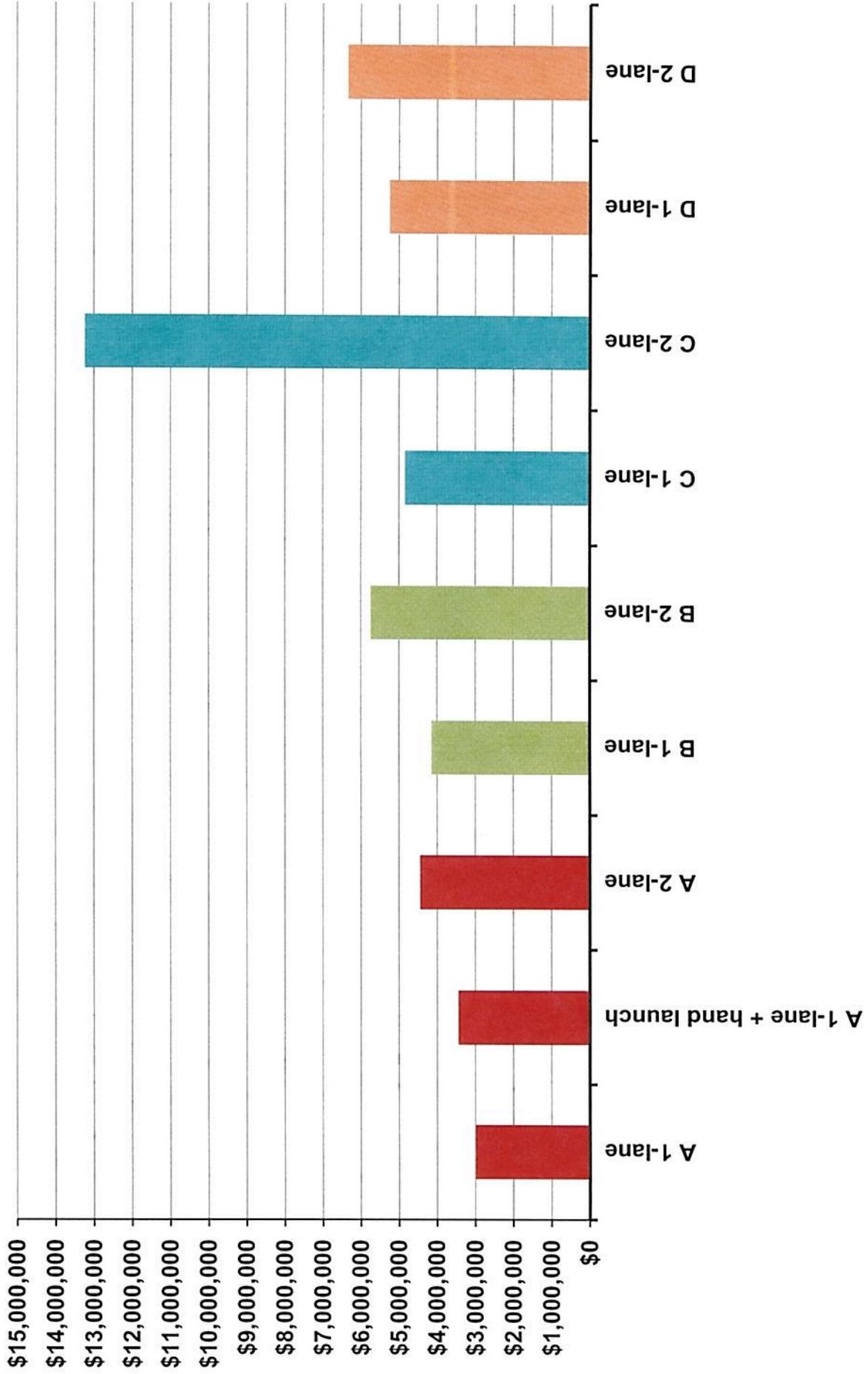
## Con

- Exposed to storm wave overtopping at Galveston Wall.
- Exposed to surge.
- Requires reconfiguration of KHYC docks/facilities.
- Requires road access improvements.
- Not ideal interior traffic circulation plan.
- Limited make ready space on peak use days.
- Beam wind ramp orientation.
- Potential shoaling issue may require periodic dredging.

# Site Comparison Statistics

Site	Alternative	Lot size in sf	No. of vehicle/trailer parking spaces
Mole D	1- lane ramp	38,000	21
Mole D	2-lane ramp	60,400	39
Mole C	1-lane ramp	32,100	22
Mole C	2-lane ramp	60,500	36
Mole B	1-lane ramp	29,000	20
Mole B	2-lane ramp	66,500	40
Mole A	1-lane ramp	33,400	20
Mole A	1-lane ramp with hand launch	39,000	20
Mole A	2-lane ramp	66,000	40

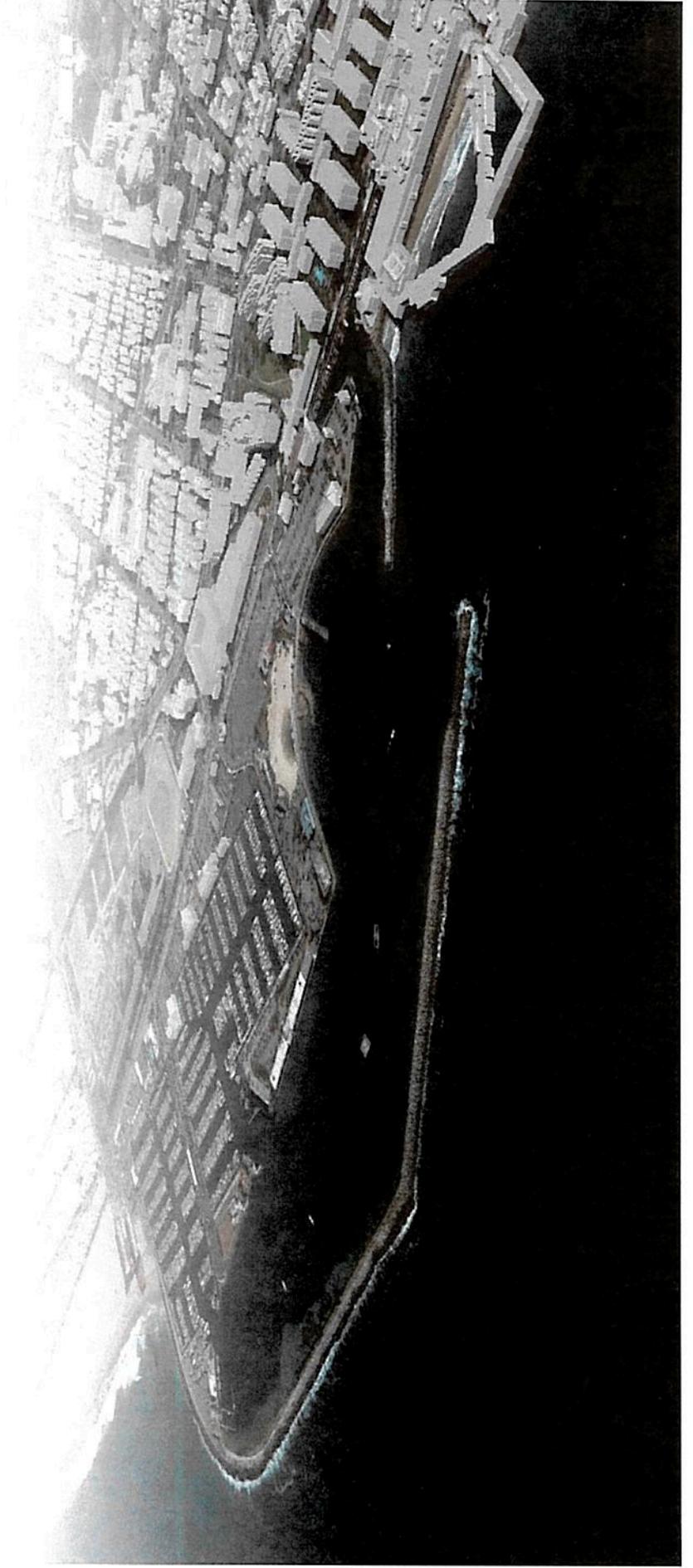
# Cost Considerations



# Final Thoughts:

- The findings of this study are consistent with previous boat launch evaluations.
- Each proposed location has siting challenges and competing interests. No alternative stands out as the superior choice.
- The various alternatives provide a range of 20 to 40 vehicle/trailer parking spaces which is not expected to satisfy future demand. Some type of visitor management/reservation system may be necessary for all options.
- Each location will require on-site staffing for operations and boater safety. It is expected that all proposed locations would be closed to the public during extreme weather and surf conditions.

# Public Comments/Input





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# Administrative Report

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Commission Action Date: March 14, 2016

**To: MEMBERS OF THE HARBOR COMMISSION**

**From: STEPHEN PROUD  
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, including but not limited to property management, leasing activity, project updates, events and other information.

## **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 FY2015-16 annual budget and is part of the department's annual work program.

Submitted by:

*Stephen Proud*  
*Waterfront and Economic Development Director*