

AGENDA
REDONDO BEACH HARBOR COMMISSION
Monday, December 12, 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 DECEMBER 12, 2016

5. APPROVAL OF THE FOLLOWING MINUTES: NOVEMBER 14, 2016

6. ADOPT A RESOLUTION OF THE CITY COUNCIL APPROVING FREE PARKING WITHIN THE PIER AND PLAZA PARKING STRUCTURES FOR THE 2016 HOLIDAY SEASON – DURING THE HOURS OF 8AM TO 10PM FROM DECEMBER 10, 2016 THROUGH JANUARY 2, 2017 (FROM PREVIOUS COUNCIL MEETING 11/15/16, 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. PRESENTATION REGARDING BROWN ACT BY CITY ATTORNEY'S OFFICE
Staff recommendation: Receive and file

8. 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 January 9, 2017, 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 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

Meeting of December 12, 2016

Posted on: December 7, 2016 at 2:00 pm

Posted at: DOOR "A" BULLETIN BOARD

and CITY CLERK'S OFFICE


Signature

12/7/16
Date

**MINUTES OF THE
REDONDO BEACH HARBOR COMMISSION MEETING
NOVEMBER 14, 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: Bloss, Callahan, Kilroy, Shaer, Vice-Chairperson
Keidser, Chairperson Dalton

Commissioners Absent: Jackson

Officials Present: John La Rock, Community Services Director
Bob Metzger, Fire Chief
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

It was the consensus of the members to approve the order of agenda.

BLUE FOLDER ITEMS

None.

CONSENT CALENDAR

- Approval of Affidavit of Posting for the Harbor Commission meeting of November 14, 2016
- Approval of the Following Minutes: October 10, 2016

Motion by Commissioner Kilroy, seconded by Commissioner Callahan to approve the Consent Calendar. Motion unanimously approved with Commissioner Jackson absent.

EXCLUDED CONSENT CALENDAR ITEMS

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Karen Keidser, King Harbor Boat Parade Chairperson, reported the event is scheduled for December 10 and will honor local heroes from the Police and Fire Departments and LA County Lifeguards. She said the parade will include SUPs and boats and will raise money for 3 charities.

Motion by Commissioner Shaer, seconded by Commissioner Callahan to receive and file the Boat Parade informational flyer. Motion unanimously approved with Commissioner Jackson absent.

Commissioner Shaer suggested advertising the event via local newspapers and schools, posters along the waterfront, and television news.

EX PARTE

None.

ITEMS FOR DISCUSSION PRIOR TO ACTION

Discussion of Seaside Lagoon Use and Operating Plan

Director Proud explained the Seaside Lagoon design is part of the waterfront project approved by Harbor Commission and City Council. He presented and reviewed the following:

Goal #1 – Enhance Quality and Enjoyment – Lagoon and N. Boardwalk area

Goal #1 – Improve Access – Lagoon and N. Boardwalk area

Exhibit A – Site Plan

Director La Rock added that feedback from the Recreation and Parks Commission includes a recommendation to delineate the water area intended for swimming in order to prevent interaction with vessels. He mentioned the potential for retaining lifeguarding by having an enclosed low tidal area. He also pointed out the boardwalk and walkways are intended to be city-street friendly; however the municipal code prohibits dogs in the green space and sand and water areas. He noted that regulatory agencies insure a timely response to water safety issues. He said currently the Lagoon is open from Memorial Day through Labor Day with party rentals throughout the year on the sand area; and when opened up, the water area will be available throughout the year and the event schedule would be more frequent. He said CenterCal plans to enclose the lanai for an event facility. He said the green space separation makes partial closure possible.

Director Proud said input from the members will be forwarded to City Council.

Commissioner Dalton opened public comment: there being none, he closed public comment.

In response to Commissioner Callahan, Director Proud stated the concessionaire will receive revenue from the event space; and the City is part of the revenue stream for the project as a whole. He said the fees for City sponsored events will remain unchanged. He also answered the provision for lifeguarding remains to be worked out.

Director La Rock added that the concessionaire will be responsible for daily management, with the City and concessionaire jointly managing the event calendar. He said currently staffing and budgeting is managed by the Community

Services Department with issues being presented to the Recreation and Parks Commission. He said the facility is located in tidelands; and the Harbor Commission will be involved with any changes.

In response to Commissioner Callahan, Director Proud said according to the marine mammal management plan the City has the ability to move animals offshore; however he did not anticipate a problem.

Commissioner Kilroy commented that the hours should mirror the pier hours.

Director Proud said the intent is for areas like the boardwalk to be open and available 24/7.

Director La Rock added that all City parks have posted hours, which he said provides the ability for enforcement.

Commissioner Kilroy suggested including language in the concessionaire agreement to limit the hours and days for private group leasing in order to ensure availability for the public.

Commissioner Bloss recalled when the project was previously presented the Lagoon was to be open to the public 365 days a year and would not be closed for private events.

Director Proud said the concept of being able to utilize the Lagoon for events has been part of the discussion for some time.

Commissioner Bloss shared Commissioner Kilroy's concern and said the facility availability has to be managed very effectively.

Commissioner Bloss said there is always a long line for the women's restroom at events there and she questioned where the new ones are, to which Director Proud responded that no new restroom structure is planned. He noted the availability of other public restroom facilities throughout various restaurants and community facilities.

Director La Rock said temporary restrooms are an option for events. He clarified that no negative feedback has been received regarding restrooms during regular hours.

In response to Commissioner Bloss regarding managing swimmers vs. paddle boarders, Director Proud stated that a swim area would be delineated as part of the operating plan.

Director Proud also answered that the City would manage the marine mammal management plan. He said the overall waterfront project includes a security

program and the Redondo Beach Police Department would be called if a significant event arises. He said the provision for the police substation has not been finalized.

In response to Commissioner Bloss regarding water testing, Director Proud said research is being conducted to establish a good baseline which could be scaled back after the first year.

Commissioner Bloss stressed the importance of ensuring healthy water for the swimmers. She pointed out the increase of SUPS and said the same issue is relevant in the harbor.

Commissioner Shaer said this is the first time he heard the current restroom facility will be preserved. He recommended further consideration of facility needs as well as convenience and comfort for users.

In response to Commissioner Shaer, Director Proud said that screens outside the swim area would create a challenge in the Lagoon in terms of paddleboards. He said design and access are considerations also.

Commissioner Shaer mentioned liability involved with providing lifeguards. Director Proud pointed out the liability currently exists. He added that the concessionaire would be responsible for providing lifeguards at private events.

Commissioner Shaer said the approved waterfront project hours extend until midnight and he suggested longer hours for the Lagoon.

Director La Rock said the agreement allows the City to extend hours as with current special events at the facility.

Commissioner Shaer said the Lagoon is adjacent to the restaurants and the hours should be consistent.

Commissioner Shaer noted the various terms for the uplands and tidelands leases and the concessionaire agreement and questioned why they are not synchronized.

Director Proud noted the concession agreement is 50 years. He anticipated that after 45 years, discussion about renewal would occur with the concessionaire and that eventually the different terms would have to be reconciled. He said the Lagoon is not under the tidelands lease; rather there is a boundary for the concessionaire agreement and a boundary for the tidelands agreement. He said the concessionaire agreement is functioning as a leasehold. He said the Lagoon is not part of the uplands 66 year lease.

Commissioner Kilroy recalled an engineering report identifying termites at the lanai and raised the question of whether the structure will remain. He said if it is torn down, a restroom could be considered. He recalled the existing restroom structure modification was designed to be consistent with other parts of the harbor. He said a water testing schedule is in place for areas along the beach; and he suggested a schedule consistent with that.

Commissioner Kilroy stated that lease agreements must be long enough for the investor to obtain financing. He said the Lagoon doesn't require a large investment and he suggested a shorter lease.

Director Proud clarified the Lagoon boundary area will be part of the concessionaire agreement. He said all 4 buildings are within the designated boundaries of the Lagoon.

Commissioner Keidser spoke in support of limiting days to insure the space is available to the public.

Chairperson Dalton said the restrooms are not mentioned in Sections 4 and 5; therefore an additional Section is necessary to provide restroom facilities for special events.

Regarding the frequency of private event bookings, Chairperson Dalton recommended maintaining the status quo.

Director La Rock said the CenterCal schedule is unknown. He said flexibility in the master calendar provides the ability to manage.

Chairperson Dalton did not recommend taking away public use during the summer months and he said the baseline going in should be what the residents are used to. Regarding water testing, he said testing after a rain is important because that's when most problems arise. He said testing should be on a quarterly basis or as designated by the City such as after a rainfall. He also said the hours of operation should apply to the concessionaire too and residents should expect the facility to shut down at 10:00 pm. He also said the facility calendar should be on the City website.

In response to Chairperson Dalton who questioned whether tidelands funds are used on the park, Director Proud said tidelands funds are used to support the current Seaside Lagoon operation; however the intent is to use them only for maintenance and repair once the program is implemented. He said currently the annual subsidy is \$200,000.

In response to Commissioner Shaer, Director Proud said the Lagoon will not be gated. He said temporary barriers would be installed for crowd control during private events.

Director La Rock added that for events such as July 4, temporary snow fencing would be installed for the sand perimeter space with a gateway for admissions. He said the County interprets the area as a mother's beach with no indication it is a private body of water which would be subject to code.

In response to Chairperson Dalton regarding changes, Director Proud said negotiations would occur with the concessionaire and discussed with the Harbor and Recreation and Parks Commissions and City Council. He expected the concessionaire agreement to go before Council in December.

Motion by Commissioner Kilroy, seconded by Commissioner Bloss to receive and file the report. Motion unanimously carried with Commissioner Jackson absent.

Director's Report

- The waterfront project appeal was denied by Council in October 18
- Leases: Pier Plaza is 100% leased; November 1 approval for *Boogie* sublease
- Falconry contract renewal upcoming
- Hand launch will remain in the water through winter this year
- Free holiday parking at the pier December 10 through January 2
- SUP signage will be installed this week

Events:

- November 18-January 8: Holiday on Ice
- December 10: Santa on the Pier, Boat Parade
- Third Saturday of each month: free yoga on the pier continues to be popular

In response to Commissioner Shaer, Director Proud said he will research the plan for replacing Harbor Drive parking meters in order to accept electronic payments.

In response to Commissioner Bloss who asked about the timing of the waterfront project hearings before the Harbor Commission, Director Proud explained that 3 waterfront project appeals have been filed with the Coastal Commission; therefore the timeline is uncertain at this time.

Director Proud responded that he will notify the Commissioners when the falconer will be out flying.

Chairperson Dalton was pleased to hear the hand launch will remain in the water this winter. He expressed concern about locating a launch at Basin 3 because of the dangerous traffic there.

Motion by Commissioner Shaer, seconded by Commissioner Bloss, to receive and file the Director's Report. Motion unanimously approved with Commissioner Jackson absent.

ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

MEMBER ITEMS AND REFERRALS TO STAFF

Commissioner Callahan requested a status on the transition of the management of the mooring field. She also reported seeing numerous pigeons in the harbor and questioned whether the falconer is flying.

Director Proud reported that efforts are being made to increase the flying times of the falconer program.

Chairperson Dalton requested a follow up report on the Harbor Drive cycle track project and the accident rate of vehicles and pedestrians.

At 8:25 pm motion by Commissioner Callahan, seconded by Commissioner Bloss to adjourn. Motion unanimously approved with Commissioner Jackson absent.

Respectfully submitted,

Stephen Proud
Waterfront and Economic
Development Director



Administrative Report

Council Action Date: November 15, 2016

To: MAYOR AND CITY COUNCIL

From: STEPHEN PROUD, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

Subject: ADOPT RESOLUTION NO. CC-XXXX-XXX, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING FREE PARKING WITHIN THE PIER AND PLAZA PARKING STRUCTURES FOR THE 2016 HOLIDAY SEASON -- DURING THE HOURS OF 8AM TO 10PM FROM DECEMBER 10, 2016 THROUGH JANUARY 2, 2017

RECOMMENDATION

Adopt Resolution No. CC-xxxx-xxx to allow for free parking at the City's Pier and Plaza Parking Structures for the 2016 holiday season during the hours of 8am and 10pm daily from Saturday, December 10, 2016 through Monday, January 2, 2017.

EXECUTIVE SUMMARY

Offering limited free holiday parking at the Pier and Plaza Parking Structures (Parking Structures) began in 1992 as a way to promote and encourage business during the holiday season. The Pier and Boardwalk merchants have relied on the City to continue this goodwill gesture. If approved, free holiday parking at the Parking Structures would commence Saturday, December 10, 2016 and continue through Monday, January 2, 2017 between the hours of 8am and 10pm.

BACKGROUND

From 1992 to 2004 the City suspended the parking fees in the Parking Structures between 8am and 7pm over a two week period during weekdays only. In 2005, the hours were amended to 11am to 8pm and added weekend days. In 2012, hours were expanded to include those between 8am and 8pm. In 2015, hours were again amended to 8am to 10pm to accommodate guests visiting new waterfront dining establishments. The purpose of suspended parking fees is to attract holiday gatherings and shopping to waterfront restaurants and shops during daytime and evening hours.

Last year, free holiday parking was offered between 8am and 10pm from Saturday, December 12, 2015 through Saturday, January 2, 2016. This year, staff proposes to

Administrative Report

November 15, 2016

Resolution No. CC-XXXX-XXX, Allowing Free Parking at the Pier and Plaza Parking Structures During the 2016 Holiday Season
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offer free parking to visitors during the same period of 8am to 10pm between Saturday, December 10 through Monday, January 2. In 2016, it is estimated that the waiver of parking fees will forfeit approximately \$30,000 in visitor revenue over the 24-day period. Total revenue for the month outside of free periods is expected to approach \$36,000.

The Pier and Boardwalk merchants have expressed appreciation in the past, and support the City's waiving of parking fees for the Parking Structures. This proposed period of free parking coincides with the Santa on the Pier weekend, the annual Holiday Boat Parade events and the proposed free parking period for the Riviera Village.

City Council approval is requested to waive the parking fees from Saturday, December 10, 2016, through Monday, January 2, 2017, between the hours of 8am and 10pm.

COORDINATION

Staff will implement the free holiday parking period via the pay-by-space software system, and will notify the Pier and Boardwalk merchants to allow for promotional opportunities. Additionally, free parking information will be distributed via the City's website. The City Attorney's Office has approved the Resolution as to form.

FISCAL IMPACT

It is estimated that the 24-day free holiday parking period will reduce total parking revenue by approximately \$30,000. The free parking is expected to increase sales at Pier area businesses during this time, resulting in a corresponding increase in rent paid to the City. Nevertheless, total revenue for the month outside of free periods is expected to amount to \$36,000.

Submitted by:

Approved for forwarding by:

*Stephen Proud, Waterfront & Economic
Development Director*

Joe Hoefgen, City Manager

Administrative Report

November 15, 2016

Resolution No. CC-XXXX-XXX, Allowing Free Parking at
the Pier and Plaza Parking Structures During the
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Attachment:

RESOLUTION NO. CC-XXXX-XXX, A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING FREE
PARKING WITHIN THE PIER AND PLAZA PARKING STRUCTURES FOR THE
2016 HOLIDAY SEASON -- DURING THE HOURS OF 8AM TO 10PM FROM
DECEMBER 10, 2016 THROUGH JANUARY 2, 2017.

RESOLUTION NO. CC-1611-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING FREE PARKING WITHIN THE PIER AND PLAZA PARKING STRUCTURES FOR THE 2016 HOLIDAY SEASON – DURING THE HOURS OF 8AM TO 10PM FROM DECEMBER 10, 2016 THROUGH JANUARY 2, 2017

WHEREAS, the City owns and operates two (2) parking structures along its Waterfront; and

WHEREAS, the Pier and Plaza Parking Structures have approximately 1,450 parking spaces, supplying parking for visitors of the Waterfront and nearby businesses; and

WHEREAS, visitors are charged a fee to park in each parking structure; and

WHEREAS, the City has traditionally provided free parking during certain hours for three weeks within this area during the holiday season; and

WHEREAS, the purpose of allowing free parking is to express holiday goodwill and to encourage the public to shop and dine in the Waterfront area during the holiday season.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the parking fees in the Pier and Plaza Parking Structures shall be waived from 8am to 10pm for the period of December 10, 2016 through January 2, 2017.

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 15th day of November, 2016.

Steve Aspel, Mayor

APPROVED AS TO FORM:

ATTEST:

Michael W. Webb, City Attorney

Eleanor Manzano, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-1611-108 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 15th day of November, 2016, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk



Administrative Report

Commission Action Date: December 12, 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 FY2016-17 annual budget and is part of the department's annual work program.

Submitted by:

Stephen Proud
Waterfront and Economic Development Director