To enrich lives through effective and caring service

LOS ANGELES COUNTY
Department of Beaches & Harbors

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

August 2, 2007

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director S Wisniewski

SUBJECT: **SMALL CRAFT HARBOR COMMISSION AGENDA FOR AUGUST 8, 2007**

Enclosed is the August 8, 2007 meeting agenda, together with the minutes from your meeting of July 11, 2007. Also enclosed are reports related to Agenda Items 3a, 3b, 4a, and 6a.

Please feel free to call me at (310) 305-9522 if you have any questions or need additional information.

SW:ks
Enclosures

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://marinadelrey.lacounty.gov

To enrich lives through effective and caring service

Los Angeles County
Department of Beaches & Harbors

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SMALL CRAFT HARBOR COMMISSION

AGENDA
AUGUST 8, 2007
9:30 a.m.

BURTON W. CHACE PARK COMMUNITY ROOM
13650 MINDANAO WAY
MARINA DEL REY, CA. 90292

1. Call to Order and Pledge of Allegiance

2. Approval of Minutes: Meeting of July 11, 2007

3. **REGULAR REPORTS**

   a. Marina Sheriff (DISCUSS REPORTS)
      - Crime Statistics
      - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance

   b. Marina del Rey and Beach Special Events (PRESENTATION BY DUSTY CRANE, CHIEF OF COMMUNITY AND MARKETING SERVICES DIVISION)

   c. Marina del Rey Convention and Visitors Bureau (PRESENTATION BY BEVERLY MOORE, EXECUTIVE DIRECTOR OF MdR CVB)

4. **OLD BUSINESS**

   a. County Review of Apartment, Boat Slip and Liveaboard Rental Rates (DISCUSS REPORT)

   b. Complaint re Capri Apartments Affordable Unit Rent Overcharges and Refunds (VERBAL REPORT BY COUNTY COUNSEL)

5. **NEW BUSINESS**

   a. None

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6. **STAFF REPORTS**

   a. Ongoing Activities (DISCUSS REPORT)
      - Board Actions on Items Relating to Marina del Rey
      - Local Coastal Program Periodic Review – Update
      - Regional Planning Commission's Calendar
      - Design Control Board Minutes

7. **COMMUNICATION FROM THE PUBLIC**

8. **ADJOURNMENT**

PLEASE NOTE:

1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 § 2 (part), 1993), relating to lobbyists. Any person who seeks support or endorsement from the Small Craft Harbor Commission on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

2. The agenda will be posted on the Internet and displayed at the following locations at least 72 hours preceding the meeting date:

   Department of Beaches and Harbors' Website Address: http://marinadelrey.lacounty.gov

   Department of Beaches and Harbors
   Administration Building
   13837 Fiji Way
   Marina del Rey, CA 90292

   MdR Visitors & Information Center
   4701 Admiralty Way
   Marina del Rey, CA 90292

   Burton Chace Park Community Room
   13650 Mindanao Way
   Marina del Rey, CA 90292

   Lloyd Taber-Marina del Rey Library
   4533 Admiralty Way
   Marina del Rey, CA 90292

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SMALL CRAFT HARBOR COMMISSION
MINUTES
JULY 11, 2007

Commissioners

Searcy Harley, Chairman; Russ Lesser, Vice-Chairman; Albert Landini, Ed.D; Vanessa Delgado, MPA **(Absent)**; Christopher Chuang-Lin, PhD

Department of Beaches and Harbors

Stan Wisniewski, Director

Also Present

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Dusty Crane, Community and Marketing Division; Lt. Roderick Kusch, Sergeant Michael Carriles and Deputy John Rochford of the Sheriff's Department

1. CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE

Chairman Searcy called the meeting to order at 9:30 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

Chairman Searcy moved and Vice-Chairman Lesser seconded a motion to excuse Commissioner Delgado from the meeting. The motion passed unanimously.

2. APPROVAL OF MINUTES

Chairman Searcy moved and Commissioner Landini seconded a motion to approve the June 13, 2007 minutes. The motion passed unanimously.

3. REGULAR REPORTS

a. Marina Sheriff – Crime Statistics

Lt. Kusch stated that a rape was reported but was considered to be a date/acquaintance rape. He reminded the public to lock their vehicles and keep personal items out of view to help deter criminals. He said no incidents were reported from the July 4th event and for the past two months the MdR Sheriff's Bicycle Team have been patrolling the Marina.

Sgt. Carriles stated that the County is conducting a review for a Reverse 911 System Countywide. In 2006, MdR Station started an individualized internal study on these systems, which consisted of having two vendors (Reverse 911 and Dialogic) demonstrate their products. He said it would cost approximately $80K and approximately $2,500 a year for subscription. He explained that modifications are needed because staff assigned to the boat only use cell phones, not landlines. They are currently working on a system that can triangulate with cell phone towers using GIS Mapping Systems so they can send Reverse 911 messages to cell phones in that geographic area. He said the other issue is that MdR consist of a majority of apartments and that this system operates on a database and if someone moves the database has to be updated. Lastly, he said they are working to implement it so that it migrates with the existing 911 System.

--- Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance

Dep. Rochford reported that liveaboards permits are increasing. Their goal is to have 100% compliance of current liveaboards, which should be reached very soon.

b. Marina del Rey and Beach Special Events

Ms. Crane stated that the first Summer Concert Series starts on July 12, 2007 and on July 4th the WaterBus consisted of 3,000 riders, which was a tremendous success. She said September 30, 2007 was added for the public's use of the Beach Shuttle to accommodate the Abbott Kenny festival.

The Marina del Rey and Beach Special Events report was discussed and submitted at the meeting.

c. Marina del Rey Convention and Visitors Bureau

Ms. Moore commented on the bike trail signage and submitted pictures to the Commission. She stated that the MdR Visitors Bureau created a network of hospitality industry professionals in the Marina, who are responsible for scheduling groups in the marina. She said a monthly meeting is held to share contacts and information in order for everyone to get to know each other to improve cross selling of services, which would eliminate prospective customers from going elsewhere.

Commissioner Lesser commented that he was informed that there are unlicensed charter operators in the Marina.

Mr. Wisniewski stated if they are unlicensed they are operating on leasehold facilities. The Lessee should be enforcing the Master Lease and requiring Commercial Agreements with them, which is sent for consideration. If there are illegal charter operators in the Marina the Lessees are required to get Commercial Agreements approved by the County.

Chairman Searcy asked what is the process when there are unlicensed operations occurring in the Marina.

Mr. Wisniewski stated if this is reported it would be typically on a Leasehold Property. The report is sent to the Lessee, the leasehold is visited to inquire on what is occurring, a Commercial Agreement is asked for consideration by the County to find out if a charter has a license.

Commissioner Lesser requested for Mr. Kurtz to explain at the next quarterly traffic meeting if Admiralty Way is designed to be a part of MdR or is it a long-term access way for North and South traffic.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Nancy Marino said the MdR Convention and Visitors Bureau is not to be used for soliciting business. That is what the Lessees Association is for and should not be free.

4. OLD BUSINESS

a. None

5. NEW BUSINESS

a. Presentation by Department of Public Works – "Oxford Detention Basin – Multiuse Water Quality Enhancement Project"

Mr. Jason Pereira, Civil Engineer of Public Works represented the Flood Control District. He discussed the several water standards, which consists of Mother's Beach Basin D, E and F. He said several agencies are working together to help improve the water quality, which consists of the County, Beaches and Harbors, the City of Los Angeles, Culver City and CalTrans. He gave an overview of the history and background of Oxford Basin, which was used in the early 1960's as a landfill/dumping ground and the surrounding area was known to flood during storm events at high

tide. In the early 1970's, Storm Drain Projects 3872 and 5243 were constructed to improve water quality. Projects 5243 and 3872 consist of a Low Flow Diversion located at Washington Blvd and Thatcher Avenue. He explained that the cost to design and construct Project 5243 was $1.2 million and has been in operation since March 15, 2007 and for Project 3872 the cost was $1.5 million to design and construct and is currently being designed. A pilot study was constructed in January 2007 using five Filterra Systems to catch and remove the pollutants from the storm drains. The design and construction averaged $82,500.

Mr. Pereira stated that Oxford Basin has several enhancement opportunities, which consists of Flood Protection, Water Quality, Aesthetics, Odor Control, Passive Recreation and Operation and Maintenance. He explained in detail the concerns and solution for each:

FOCUSED AREA	CONCERN	SOLUTION
Flood Protection	Accumulation of sediment, Reduced detention capacity	Dredge deposited materials
Water Quality	Oxford Basin discharges into impaired water body Toxics and Bacteria	Investigate and identify pollutant source; Incorporate Best Management Practices (BMP's) for pollutants of concern
Aesthetics	Eyesore and Trash	Plant native trees and shrubs, wrought iron fencing, install observation decks and benches and interpretive signage
Odor Control	Intermittent odors and residential complaints	Investigate existing sewage lines, review Oxford Basin operational procedures and the removal of pollutants of concern
Passive Recreation	Lack of bike path connectivity and limited existing recreational amenities	Walking/Jogging path along Washington Blvd and observation of decks and benches for bird watching
Operation and Maintenance	Limited access to Oxford Basin banks	Evaluate, construct and improve friendly boat landing to access basin banks for trash collection.

In conclusion, Mr. Pereira said the County of Los Angeles, the City of Los Angeles, Culver City and CalTrans would fund the Water Quality Improvements but Passive Recreation and Aesthetic Enhancements will be funded solely by the County and also believes that this project may be possible mitigation for the Admiralty Way Widening Project.

Commissioner Landini said MTA and the City of Los Angeles have eliminated many trash receptacles in which he has noticed an increased amount of trash on the streets.

Mr. Pererira said there is a permit called the National Pollutant Discharge Elimination System that the County and eight-four other city's throughout the County are subject to, including the City of Los Angeles. He said that one of the requirements with the permit is that all bus stops are required to have trash receptacles.

Commissioner Landini asked would it be helpful for Beaches and Harbors and the SCHC to write a complaint letter to MTA.

Mr. Wisniewski said that he would bring it to their attention, but a complaint letter was not needed.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Nancy Marino said Oxford Basin is a posted bird sanctuary, but if projects are done there for Water Quality or if creating a Passage Public Recreational Opportunity it must be done without disturbing the birds or creating a nuisance to drive them away. She said that the birds are being systematically driven out of the Marina by building development. The birds need to be saved and space needs to be provided for them. She commented on the Mitigation for Widening Admiralty Way and if what was discussed is even a partial removal of Admiralty Park said she would put in an objection now that Admiralty Park is an active park and Oxford Basin would be a passive park. She stated that as of right now the only public recreation that is being put in new in MdR is Passive Recreation and must not be done. The Odor Control needs to be eliminated and believes the sewers are failing because that seems to be the predominant odor in the South East quadrant. She also feels that possibly this is from the area that use to be the super fun clean up site where the Regatta, the Cove and Azure now sit. She commented that if the water drains here that is where the toxins also emit and wants to know if testing has been done. If so, what types of contaminants are there and has it been compared to the types of contaminants that were removed from the super fun clean up site. Lastly, she said all of these things are very critical to public's Health and Safety and needs to be attended to, addressed and resolved before any projects are undertaken.

Mr. Paul Davis asked if the County could have the City of Los Angeles stop dumping their overflow waste into Ballona Creek and have the Health Department check for Meningitis. He also asked if there was a phone number available for the public to call to report graffiti.

Mr. Pereira issued to the public the toll-free number 888-CLEAN-LA for graffiti removal and their website www.888CLEANLA.com. He said the City of Los Angeles has the same water quality standards as the County and informed the Commission and public that information may be accessed on the City of Los Angeles website - Watershed Protection Division.

Chairman Searcy asked Mr. Wisniewski if he was familiar with the Ballona Creek issues.

Mr. Wisniewski said to his understanding empties approximately 125 square miles of Los Angeles and part of the program that is being coordinated by the Department of Public Works is getting all the agencies and cities in that drainage area to cooperate in reducing the amount going into the storm run off.

Mr. Pereira said Public Works is making a significant effort in Ballona Creek, specifically dealing with a trash TMDL and is in the process of advertising for a project that will be approximately $1.1 million. The project would consist of installing screens internally at the catch basins, which has connecter pipes screens to catch the majority of trash washed in. He said a plan is being conducted to monitor the medals and toxins in Ballona Creek, which is currently being reviewed by the Regional Water Quality Control Board. They are evaluating and determining if it is sufficient for the monitoring and when approved monitoring efforts will begin. Lastly, he said the Bacteria TMDL was approved and efforts are being prepared for a monitoring plan.

b. County Review of Apartment, Boat Slip and Liveaboard Rental Rates

Mr. Wisniewski read the highlights of Policy Statement 27. He said one of the most conscientious elements in the administration of price review has been the definition of investment and the County has taken the position that investment is market value at the time the evaluation is done. He said tenants have complained for many years that it should be based upon the Lessee's cost of the leasehold.

Mr. Wisniewski said this report was submitted along with the following attachments at the meeting: Policy Statement 27 – Enforcement of Section 16 (Controlled Prices) of the Marina del Rey Lease, Exhibit I – Boat Slip Rate Increase Review Procedures, Definitions and Calculation of Maximum

Allowable Rental Rates for Boat Slips Classified as Regular, Sample Calculations, Exhibit II - Apartment Rent Increases Review Procedures, Exhibit III – Boat Liveaboard Rates Review Procedures, Marina Lease Excerpt, Survey Analysis for Apartment Rents and Boat Slips.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT.

Mr. John Rizzo commented that Santa Monica was the first city in Southern California to put price controls on apartments, using Fair and Reasonable Return on Investment. He said Beverly Hills, Los Angeles, West Hollywood and other cities that control rents do the same. The landlords wanted to use Market Value in the Santa Monica court case, which was filed against the City of Santa Monica, but the judge ruled that the Market Value does not control the prices. He said County Counsel's written opinion on price control says, "that in controlling prices the Director must look at investment." but to say that price control on boat slips and apartments will reduce County revenue is not correct. He estimated that Marina land and water areas are worth approximately $5 billion. He said the Los Angeles Times estimated in 1994 that 15 acres were sold in Playa Vista for $100 million and that the land around the Marina is worth $350-500 per square foot. He commented that the County is getting $34 million in revenue for the Marina and more than one-half goes toward up-keep. Prices can be controlled so that the public could use the Marina at affordable prices. Lastly, he said if the appraisals of the land under the leaseholds are being done they are not being done correctly and the prices are not being monitored.

Ms. Nancy Marino stated she had a document request to submit for Carla Andrus requesting the Lease for Parcels 12 and 15. She said Ms. Andrus wants to know how much ground rent the partnership is paying for both and how many permit extensions are allowed for both. Ms. Marino read the five determination and consideration evaluation factors from Policy Statement 27 – Enforcement of Section 16 (Controlled Prices) of the Marina del Rey Lease. She also requested that a member of the public who is involved in the rental rate complaints sit with the Commissioners as a representative to answer any questions after the public speaks.

Mr. Faughnan stated that the copy of the Policy Statement attached was an incorrect version, which is old and Ms. Marino was reading the correct version.

Mr. Wisniewski said this item would be put on next months meeting with the proper attachment.

Chairman Searcy said if any groups wished to give a presentation would have to make a request and designate a speaker and also indicate the topic to be discussed and the Commission would take it into consideration.

Mr. Donald Klein stated that he has seen slip prices increase over the years and the Director has the discretion to control everything in the Marina. He said Section 16 and Policy Statement 27 did not show the cost and how would anyone know what their return on investments is. He included that he requested a copy of the 2004 Price Study and boat slips but was denied by County Counsel. Lastly, he said the survey from 2001 was not valid because the Coastal Commission said the data should be less than five years old.

Mr. Faughnan stated that the report was not made available because it is an updated 2001 report that was made specifically for lease negotiations that are still ongoing. It is not being used across the board to set rates in MdR, it is simply a document that he does not think the County has updated. It is for a specific negotiation of lease rates for a specific parcel that has not been completed yet and therefore it is privileged.

Mr. Wisniewski said the data that he is relying on is in the surveys that are attached, but when he wrote this report he was reviewing the Policy Statement dated December 12, 1984, regretfully the prior Policy Statement of April 8, 1981 was attached. He announced that this would be put on next

months agenda, so the Commission and public has a chance to review the current policy statement and report.

Commissioner Lesser suggested that the public submit questions before next months meeting.

Mr. Wisniewski stated that all questions have to be submitted in writing before July 24, 2007.

Chairman Searcy stated that all questions would be documented on paper with the answer and given to the public to limit confusion.

Mr. Klein stated that Lessees should have to show on a separate report how they determined their rate increases. He said some Lessees have been in these apartments approximately 25 years, no maintenance was done and they must have kept the funds. Now the tenants are given rate increases to offset the cost of the deferred maintenance that was not done previously. He requested to see how these rent increases are calculated since improvements were never done.

Ms. Dorothy Franklin stated that she is paying approximately $900 per month at Bar Harbor for a 40-foot boat slip. Her rent has increased a total of $293 per month since December 2002 through January 2004, which is a 2% increase per year. But since Bar Harbor is soon to be demolished would be given a six months notice to vacate. Lastly, stated she is currently on waiting lists at other marinas, but has been quoted $300 more per month on top of what she is paying now.

Mr. Steve Weinman said he has heard a lot about the Asset Management Strategy and Market Rates, but from what he remembers correctly this use to be operated by Parks and Recreation. The people of Los Angeles County voted for the bond issued for MdR, which was meant to be a park and a place for people to go. He said approximately 15 years ago where Jona Goldrich's property is consisted of only parking lots, but now there are three large apartment buildings. This is called Asset Management Strategy because the County does not want to subsidized the boaters, when in fact the Marina was subsidized by the boaters they wanted it there because they wanted open spaces. He said the Marina is entitled to have open space and hopes that something could be done soon before it reaches the point of no return.

Mr. Jun Yang commented that boaters are upset regarding the boat slip issue and appreciates it being continued for next months meeting. He asked where does the rate come from for slip rate increases, because he was told that the County does a study before an increase is done. He asked where are the studies for each of the Marinas and if there isn't a study why not. Lastly, he asked how could they make sure this does not hurt the boaters as it has been doing so for many years.

Chairman Searcy said slip and rent rate increases occur at the Lessees level. He explained that a study is not given to them they have to be given approval to raise their rents.

Mr. Wisniewski stated that Chairman Searcy was correct; a study is not given to the Lessees. He said the Lessees obviously review market and set their rates at what they assume is market. The County is responsible for reviewing the rates, which was submitted at the meeting. He also said the County ensures that the rates being charged are within market and is the County's policy for rental rates in MdR. Lastly, he said the market is determined by looking at market within a 60-mile radius in MdR.

Ms. Patricia Raye said she is not allowed to bring her boat into Burton Chace Park, does not understand why. She has requested written documentation indicating the reasons why she is not allowed in the park from Dusty Crane, Chief of Community and Marketing and Carolina Washington, Recreation Services Supervisor and has yet received a response. She commented that she has done nothing wrong, cleans up around the park and docks, and asked that the Commission investigate. She inquired about the ordinance approved to remove a designated and federal Anchorage from the Marina and who was responsible for this. She also said she has been informed that the Harbormasters have related to people that no anchorages are available and a 30-day notice

was required due to Dredging. Lastly, she expressed the rude treatment given to her by the Deputies of MdR Sheriff Station.

Mr. Robert Williams said he has been a liveaboard for 15 years and when he moved to Mariner's Bay he paid $159 per month, paid $25 per year in taxes and had a 34-foot sailboat. Two years ago he purchased a 38-foot sailboat, pays $790 per month and $1225 per year in taxes and doesn't even use the facilities. He said at Mariner's Bay there are over one hundred sneak-aboards who use the facilities. This is a big problem because they don't want to pay for it and if everyone paid their fair share of increases this would not be needed. Lastly, he said from this a lot of money is being lost because of this problem.

Commissioner Landini asked if the slip rent surveys could be standardized. Some are shown as per foot rental rates and others are monthly rates and this makes it hard to compare.

Mr. Wisniewski said by the next meeting he would have them all converted to lineal foot rate.

Mr. John Nahhas apologized to Chairman Searcy regarding all the emails that he has sent to him because it may not have been fair and feels totally responsible.

Chairman Searcy said he accepted his apology, but did not think all of his emails were fair because the marina has several issues, which are ongoing.

Mr. Nahhas expressed to Chairman Searcy that in his emails he asked twice for permission if he could give a presentation at the meeting.

Chairman Searcy said it would not be appropriate today at this meeting since the materials were not correct, but could make his presentation at the next meeting.

Mr. Nahhas said March of 2007, he was assessed a 50% rent increase for his slip fee. He immediately contacted Beaches and Harbors to investigate and found many peculiar things in reviewing the lease. He said in talking with the boaters was told that a 50% increase has never occurred before and asked that the Commission investigate this. He stated that he also asked Mr. Napolitano if his district ever had an increase this huge and he replied no. Mr. Nahhas suggested that Professor Edwards be contacted at Michigan State University who has done an extensive research on boating economics and recreational boating and would like to give a presentation. He said there is no supply in MdR and Fair Market Value consist of supply and demand so it's considered an oxymoron when discussing recreation. In the vacancy report it shows that there are no boat slips available, so Fair Market Value does not apply. He said the Marina was composed of 6000 boat slips, but now has 4500, which has caused a diminish of recreational opportunity for the people who want to come to MdR. He directed concerns and questions to the Commission stating that many boats are abandoned, being used as a tax write offs and the Sheriff's Department is aware of this; on a daily basis people are coming to California and there aren't any Harbors to accommodate them; Mariner's Bay increased their slips in sections instead of all at the same time several months apart; Lessees are reporting that there are vacancies in the Marina in reality there are none, in which they are manipulating the County. He stated that Market Value must be changed, the manipulation must be stopped and private Lessees should not be given extensions on leases and create a boater friendly Harbor. He informed the Commission that on July 4, 2007, someone from the Board of Supervisors was able to reserve a boat slip, which is first come, first serve and has documentation on video. Lastly, he stated that this Commission is in place and can disallow huge slip fee increases and to please take into consideration to investigate and would be making a presentation at next month's meeting.

Commissioner Lesser asked Mr. Nahhas if he could forward all of his documentation that he would be presenting at the next meeting to the Department of Beaches and Harbors within two weeks, so it

could be available for the mailing to the Commissioners and the public in order to give everyone time to review it before the meeting.

Mr. Nahhas said a petition was signed at the MdR Boat Show, it is confidential information, but was not allowed to submit it to the Commissioners. He stated that the public was asked to express their complaints regarding the Marina and the majority replied slip fee increases. He ended by stating, "There are no boater's rights."

Chairman Searcy said he doesn't know what to do if he can't see the petition that is considered to be confidential.

Mr. Nahhas also said he doesn't know what to do with this documentation.

c. Complaint re Capri Apartments Affordable Unit Rent Overcharges and Refunds

Mr. Wisniewski stated that from the June 13, 2007 meeting, the Department committed to report back regarding an allegation that one or more rental rates for the ten low-income senior units at Capri Apartments (Parcel 20) have been set in excess of allowable rates and also inappropriately charging parking. He said Mr. Faughnan of County Counsel reviewed this matter with the County's Community Development Commission on June 12, 2007, the Lessee was advised that it is using incorrect rental rates and improperly charging for parking. He also requested the Lessee to advise how it intended to resolve the issue of overcharges. In conclusion, he said a letter was sent to Mr. Sherman Gardner asking him to attend this meeting to address how he would resolve this issue, to come into compliance and refund the tenants, but Mr. Gardner as of today has not responded.

Mr. Faughnan stated that he has communicated with Mr. Gardner and he was provided with the correct schedule of rents, the statutory and regulatory authority for imposing them, as well as some worksheets to show him how the state calculates rents. He said they agreed to meet with the Community Development Commission (CDC) next week to review all the material and hopefully come to a resolution regarding this issue. He stated that County Counsel and CDC are onboard that the rents that are currently being charged are the incorrect rents and overall reflects how the rents are adjusted. He expressed that it is a real simple explanation for what is going on...the state determines rents by using a formula and what the Lessee is doing is calculating rent based on income adjusted on one person rather than two people.

Chairman Searcy said the Lessee made a mistake on calculating the rents and overcharged. They are meeting and the proper computation will be explained so they understand where they made their mistakes. He urged Mr. Faughnan to attend the meeting to calculate the overcharges and for the Lessee to refund the tenants. He said they also need to understand that there credibility, not only with the public but also with the Commission and Board of Supervisors begins to have serious problems if this continues. But would accept this as an honest mistake this time, but refunds must be given.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Maryann Weaver thanked the Commission for their final decision regarding this issue. She stated that their leases have expired on June 30, 2007, so hopefully this would be settled and they would be paying the correct rents.

Chairman Searcy asked if a new lease would be sought.

Ms. Weaver stated that the Lessee has only been giving six-month leases, so that is why the Lessee is able to make several changes. But in November of 2006, Mr. Babcock informed the Lessee of the correct rents, which they totally ignored.

Chairman Searcy said this should not happen and no one should be able to get away with this.

Mr. Faughnan said if they have to reimburse back rents they would strongly encourage the Lessee to pay interest.

Ms. Weaver commented that the tenants do not want to wait eighteen months to receive this back pay. She suggested that the Lessee be given a deadline such as seven days to refund their money.

Mr. Faughnan stated all those issues would be discussed at the meeting with them next week.

Mr. Jun Yang submitted documents to the Commission to show what the correct rents should be, what the Lessees are charging the tenants and what is due back to the tenants.

Chairman Searcy said it would be interesting to see if Mr. Yang, County Counsel and Capri Apartments all have the same computations or if all three are different.

Mr. Yang read the figures that he calculated were due to the tenants, but said his total did not include interest and should be negotiated by the County. He said he included Ms. Weaver's letter to the Board of Supervisors, email letter sent to Mr. Babcock and the County. Lastly, he requested that a tenant be included as representative when County Counsel and G&K meet.

Mr. Faughnan stated that the first meeting would only consist of CDC, County Counsel and the Lessee. He said if a follow up meeting is necessary that could be arranged and does not agree with having a representative at this first meeting.

Chairman Searcy noted that the reported documentation be recorded that the Commission received a letter from Maryann Weaver, a copy of an email from Mr. Jun Yang to Mr. Blair Babcock.

6. STAFF REPORTS

a. Ongoing Activities

Mr. Wisniewski stated given the hour of the day suggested that the Commission receive and file the report unless the Commission had any questions.

Chairman Searcy asked if any Commissioners had any questions on this report. No questions were asked. Chairman Searcy moved that the reports were received and filed.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Nancy Marino stated that the Local Coastal Review is to be held on July 12, 2007, late afternoon in San Luis Obispo and asked if the Commissioners would make themselves present at this meeting.

7. COMMUNICATION FROM THE PUBLIC

Mr. William Vreszk stated that he addressed the Board of Supervisors a couple of weeks ago and by the time public comment was completed most people were represented. Also, his housing complaint is in process with Consumer Affairs. He commented on Mr. Wisniewski's statement that there is an independent review for slip fees by asking how does he get this independent review. He also asked when submitting complaints to Beaches and Harbors how does the public ever receive anything in writing, whether it be a complaint or a suggestion.

Mr. Wisniewski stated if there are questions or concerns pertaining to slip rental rates submit it in writing and a response would be given in writing. He said Consumer Affairs handles issues that are non-rental related and commented that they are doing a good job.

Ms. Nancy Marino said that in 2006 regarding the EIR Parcel Option Mr. Faughnan advised the Commission that they were in legal purview to recommend approval even though the project was in violation of the certified LCP because; 1) it was an option not a lease; 2) the Commission was making a recommendation not a decision it was advisory only and 3) there were plenty of other opportunities in the entitlements process for the project to be rejected. She asked the Commission to consider the wisdom and necessity for having a Masterplan for MdR to resolve some of the contentious and very real concerns that it has. She commented on a study about the death of New York City in the 1970's where the results of over building drove the middle and upper class out of the city because they could not afford to live there. From this they lost the tax base that they were anticipating from all of the development. She said development is good and is not trying to stop it. Growth is important, but does not want to see the County's growth and the public only be allowed to respond to when the County has proposed. She commented that Mr. Wisniewski stated that the LCP is the closest to a Masterplan and yet the County is not following it. In conclusion, she asked that the Commission do their part where MdR gets developed in a good way and not piecemealed.

Commissioner Landini said when the LCP was going to be reviewed again by the Coastal Commission, Beaches and Harbors was going to forward the document and respond to the Commission.

Mr. Wisniewski stated that the report was filed by the Coastal Commission staff and is on the agenda for July 12, 2007. The County would be given up to one year to respond and that response would be submitted to the Commission. He commented that the Masterplan is the LCP for MdR, which says it can be amended up to three times a year and that there is a process.

Chairman Searcy stated that the Coastal Commission covers the entire state and is in charge of the LCP Masterplan. The Commission does not control when they meet.

Mr. Wisniewski stated that the Coastal Commission was going to put it on the October agenda, which would have been held in the Los Angeles/Long Beach area. But because the Save the Coalition Foundation complained it was being delayed, the Coastal Commission scheduled it on the next available meeting date, which is in San Luis Obispo. He explained the process and stated that it is very lengthy. He said the LCP is the Masterplan for MdR and any plan has to have a provision for its change. When the Department brings its proposals before the Commission and it requires an LCP Amendment that's within the confines of the Masterplan for MdR.

Ms. Marino responded pertaining to the Coastal Commission being in charge of the LCP. She said this is not accurate. She they are responsible to certify the LCP, but the LCP is a plan the Coastal Development Permit process is given to the local governing body. The LCP sets the rules and standards and the Coastal Commission is required to review it every five years, which they did not do after nine years the Coalition sued to have it done. The Coalition won the lawsuit in 2005 and the process was begun. She said Mr. Wisniewski did not have time to prepare comments, but did a draft review and then a full year for response and comment that went through June 2006. A draft of the final report was issued July 20, 2006 and was scheduled for August hearing in San Pedro/Long Beach. There has not been delayed one year and seems to continue.

Mr. Wisniewski stated the year officially starts when the Coastal Commission adopts the staff report and then the County has to go on record with a response. Has met with the Coastal Commission on several occasion and expressed a number of concerns to the report. He said he or Andi Culbertson will be at the meeting and considering given the absence of Peter Douglas, Director of the Coastal Commission that this item be held over, until he can be able to attend. Talked to him personally and was given his assurance on a number of issues and feels that it is appropriate for him to attend, when it is first heard by the Coastal Commission.

Commissioner Lesser stated that the rents the land is not being appraised correctly when Leases are discontinued with Lessees therefore this is depriving the County of revenue. He said when all the written reports are received in the next two weeks, also wants a report on how land is appraised.

Mr. Wisniewski answered immediately stating that every proposal that goes before the Board of Supervisors is required to have been appraised by MAI Certified Appraisers and is ensured that it is at least Market Value.

Chairman Searcy asked once the lease is executed does the appraisal become public information.

Mr. Wisniewski said yes and there is also a periodic rent re-negotiation clause in all the leases.

Mr. Nahhas said that Beaches and Harbors has the appraisals and has personally spoken with Kerry Silverstrom and the Real Estate office and they reply that they don't have them.

Chairman Searcy stated that if he has requested a copy of an appraisal for a transaction that is already executed that material should be made available because it a public document. There should be no problem if a request is submitted for him to receive a copy.

Mr. Faughnan said appraisals of property that are subject to negotiations are exempt from disclosure under the Pubic Records Act until the conclusion of that negotiation, acquisition or contract. This does not say that there is not possibly other privileges that are attached to that document and it would be reviewed individually ad determined if it is appropriate to disclose it at that time it is requested.

The Commissioners all agreed that they would like to know if something is requested and denied. Would like to know why.

Mr. Faughnan said each time a document is requested a response is made that it is either available or the reasons are given why it is not available.

Chairman Searcy said if a request is verbally given at the counter and a verbal response is given at the counter then there is no written record and informed the public to always give a written request.

Mr. Nahhas said qualitative analysis needs to happen and in order for the Commission to make any decisions should be reviewing data. From the two-three months has found that all of the data and not been given. He said Beaches and Harbors has responded in regards to his boat slip 50% slip fee increase, and will make copies and submit at next months meeting. He said the Department has cited all of the marinas as to what the price for foot is. He asked how this data was calculated and received a response from Kerry Silverstrom who said that the Lessees are called and asked what they are charging.

Chairman Searcy said there is a lot of other data being examined and this is not a simple problem. He also stated that there is a process.

Mr. Nahhas concluded saying that Pier 44 is the garbage pit of MdR and has the highest rent on the report analysis.

ADJOURNMENT

Chairman Searcy adjourned the meeting at 12:09 p.m.

Respectfully submitted by:
Donna Samuels, Commission Secretary

Taped meetings can be purchased directly after all meetings.

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES-JULY 2007

	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	TOTALS
Homicide										
Rape										
Robbery: Weapon		1					1		1	3
Robbery: Strong-Arm							1	1	3	4
Aggravated Assault	1									1
Burglary: Residence	1				5		8	8	3	25
Burglary: Other Structure	1					1	1	4		7
Grand Theft	7	2					3	1	1	14
Grand Theft Auto	1							2	2	5
Arson										
Boat Theft										
Vehicle Burglary	2	1			1		2	6	2	14
Boat Burglary	2									2
Petty Theft	4	3		1		1		5	5	19
REPORTING DISTRICTS TOTALS	**19**	**7**		**1**	**6**	**2**	**16**	**27**	**16**	**94**

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared –August 1, 2007**
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES-JULY 2007

Part I Crimes	MARINA AREA (RD'S 2760-2763)	EAST END (RD'S 2764-2768)
Homicide	0	0
Rape	0	0
Robbery: Weapon	1	2
Robbery: Strong-Arm	0	4
Aggravated Assault	1	0
Burglary: Residence	1	24
Burglary: Other Structure	1	6
Grand Theft	9	5
Grand Theft Auto	1	4
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	3	11
Boat Burglary	2	0
Petty Theft	8	11
Total	27	67

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared –AUGUST 1,** 2007
CRIME INFORMATION REPORT - OPTION B

To enrich lives through effective and caring service

August 2, 2007

Los Angeles County
Department of Beaches & Harbors
Caring for Your Coast

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director S Wisniewski

SUBJECT: **AGENDA ITEM 3b - MARINA DEL REY AND BEACH SPECIAL EVENTS**

MARINA DEL REY

THE MARINA DEL REY SUMMER CONCERT SERIES 2007

Presented by Arrowhead Mountain Spring Water
through September 1, from 7:00 pm – 9:00 pm
Waterside at Burton Chace Park, 13650 Mindanao Way

Pop Saturdays

August 4

The Marina del Rey Summer Symphony and its Music Director Frank Fetta will join the summer concert's pop lineup to present a concert starring one of today's most vibrant, versatile and exciting singers and performers, Lorna Luft.

August 18

One of the founding figures of the Bossa Nova movement in Brazil, Oscar Castro-Neves brings his genius as guitarist, composer and arranger to the Marina del Rey Summer Concerts with *Oscar Castro-Neves and Friends*, performing Bossa Nova favorites and music from Oscar's latest album, *All One.*

September 1

Dame Cleo Laine, called by the Los Angeles Times "the greatest all-round singer in the world", and Sir John Dankworth, recognized as one of the world's most outstanding musicians, return to the Marina del Rey Summer Concerts with their flawless renditions of songs from jazz to Broadway.

Classical Thursdays

August 9

An Evening with *the Los Angeles Opera* features soloists Shana Blake Hill, soprano; Maria Fortuna, soprano; Mathew Edwardsen, tenor; and Nmon Ford, baritone, in a special preview of arias and ensembles from the Los Angeles Opera's 2008 season.

August 23

The young piano virtuoso Xin Xin, in a return appearance to these concerts, is soloist in *Variations on a nursery song* by Ernst von Dohnányi and *Rhapsody on a theme of Paganini* by Sergei Rachmaninoff. The orchestra is heard in music by John Dankworth and Igor Stravinsky.

For more concert information call: The Marina del Rey Information Center at (310) 305-9545.

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://marinadelrey.lacounty.gov

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC

Saturday, August 4 Swing Syndicate, performing Swing Standards, Jazz & Blues	**Saturday, August 18** Gregg Wright, performing Jam Band Reggae to R&B
Sunday, August 5 Susie Hansen Latin Jazz Band, playing Latin Jazz	**Sunday, August 19** CJS Quintet, playing Classic Jazz, Bebop, Swing & Latin
Saturday, August 11 Bob DeSana, playing Latin Jazz	**Saturday, August 25** Crown City Bombers, playing DoWop, Rock 'n Roll & Blues
Sunday, August 12 Mike Gealer & Euphoria, playing Smooth Contemporary Jazz	**Sunday, August 26** DA Bookman & The Air Tight Band, playing Smooth Soulful Jazz

All concerts from 2:00 pm - 5:00 pm

For more information call: Pacific Ocean Management at (310) 822-6866.

BEACH EVENTS

THE GILLIS VOLLEYBALL TOURNAMENT

Saturday, August 11, and Sunday, August 12
8:00 am
Dockweiler Beach (between Imperial Hwy. and Grand Ave.)

This 37th annual invitational tournament will have over 100 teams in five different divisions competing in both 2-man and 6-man competitions. All participants are dressed in costumes or matching swimsuits. Event viewing is free to the public.

For information call: Steve Cressman (310) 337-0601 or visit website at www.thegillis.com.

TWILIGHT DANCE SERIES

Thursdays through August 30, beginning at 7:30 pm
Santa Monica Pier

The annual Twilight Dance Series, presented by the Santa Monica Pier Restoration Corporation, is back. FREE concerts are held every Thursday night through August 30 on the Santa Monica Pier west parking deck.

August 9 Arrested Development & Agape International Choir, performing Rap, Hip-Hop & Spiritual Tones	**August 23** Holmes Brother & Carrie Rodriguez, performing Gospel Harmonies and Alternative Country & Bluegrass
August 16 An Evening with Patti Smith	**August 30** An Evening with Los Lobos

For information call: Santa Monica Pier Restoration Corp. at (310) 458-8900 or visit www.SantaMonicaPier.org.

SUNSET CONCERT AT THE BEACH
City of Hermosa Beach
Sunday, August 5, 2007

City of Hermosa Beach will have a free Sunday concert at the beach on August 5th. Concert begins at 6:00 pm until sunset on the south side of the Hermosa Beach Pier. Bring a picnic dinner, a lawn chair or a blanket to wind down the weekend with a free concert at the beach.

August 5
The Stonebridge Band
Playing Jazz and R&B

For information call: The City of Hermosa Beach at (310) 318-0280.

FIESTA HERMOSA
Hermosa Beach Chamber of Commerce
September 1st, 2nd and 3rd
10:00 am – 6:00 pm

Arts and crafts from throughout the West will be featured at the Hermosa Beach Chamber of Commerce Fall Festival on Labor Day weekend from 10:00 am to 6:00 pm on all three days. Free admission. The family-oriented festival will also feature kiddy rides (for a minimal fee), a restaurant cantina, two sound stages, and a beer and wine garden. The street fair is located at Pier and Hermosa Avenues. Parking in town is limited, so visitors are encouraged to park at the Northrop Grumman R-5 and R-01 parking lots at Manhattan Beach Boulevard and Doolittle Street. A free shuttle bus will run continuously from 7:30 am to 7:30 pm from the lots to the Festival. Parking is also available at Mira Costa High School, with the Wave Buses providing free shuttle service to and from the Festival.

For information call: Hermosa Beach Chamber of Commerce at (310) 376-0951 or visit the event website at www.fiestahermosa.com.

SW:DC:ks

To enrich lives through effective and caring service

Los Angeles County
Department of Beaches & Harbors
Caring for Your Coast

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

August 2, 2007

To: Small Craft Harbor Commission

From: Stan Wisniewski, Director SWisniewski

Subject: **Item 4a - County Review of Apartment, Boat Slip and Liveaboard Rental Rates**

At your July 11, 2007 meeting, we provided you requested background on the Department's price review program. Specifically, we provided Policy Statement No. 27, an excerpt from a recent lease agreement, and apartment and slip rent surveys.

At that time, the Commission requested that the slip rent survey be standardized to show all rates by lineal foot. Accordingly, attached is a revised rent survey by lineal foot for slips outside of Marina del Rey for February 2007. The boxes with changed information have been highlighted in yellow. We've also attached a July 2007 slip rent survey for inside the Marina.

Both County Counsel and I will be at your August meeting should you have any questions or need additional information.

SW:ks
Attachments

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Southern California Slip-Rent Survey

ANCHORAGE	LOCATION	VACANT	12' - 25' Rent/Ft.	26' - 35' Rent/Ft.	36' - 49' Rent/Ft.	50' + Rent/Ft.		SLIPS
[redacted]	[redacted]	[redacted]						
Balboa Marina	Newport Bay	0-0-0-0	$ 19.50	$ 20.00	$ 24.75	$ 31.00	50 ft.	132
			$ 20.00	$ 23.50	$ 28.75	$ 31.50	55 ft.	
Bayside Marina	Newport Bay	0-0-0-0	$ 18.00	$ 28.25	$ 34.25	$ 41.00	60 ft.	102
			$ 28.25	$ 28.50	$ 41.00	$ 44.50	74 ft.	
Lido Yacht Anchorage	Newport Bay	0-0-0-0	$ 15.25	$ 18.00	$ 21.00	$ 24.25	50 ft.	251
			$ 18.00	$ 21.00	$ 23.25	$ 28.50	135 ft	
Swales Anchorage	Newport Bay	0-0-0-X	$ 12.00	$ 12.00	$ 18.00	[redacted]	[redacted]	55
			$ 12.00	$ 17.00	$ 20.00			
San Pedro Marina	LA/LB Harbor	0-0-0-0	$ 10.00	$ 10.00	$ 10.00	$ 10.00	50 ft.	95
			$ 10.00	$ 10.00	$ 10.00	$ 10.00	55 ft.	
Bayshore Marina	Newport Bay	0-0-0-0	$ 21.50	$ 28.25	$ 34.25	$ 41.00	60 ft.	134
			$ 21.50	$ 28.50	$ 35.75	$ 44.50	74 ft	
Bayside Village Marina	Newport Bay	0-0-0-0	$ 17.50	$ 19.25	$ 24.50	$ 31.00		215
			$ 19.25	$ 23.50	$ 31.00	$ 38.25	all 50 ft	
Redondo Beach Marina	King Harbor	0-0-0-0	$ 9.25	$ 9.50	$ 12.00	$ 14.00	50 ft.	58
			$ 9.50	$ 12.00	$ 14.00	$ 14.50	65 ft	
Peter's Landing	Huntington Beach	X-0-0-0	[redacted]	$ 12.50	$ 14.50	$ 18.50	50 ft.	325
				$ 12.50	$ 15.50	$ 18.50	96 ft.	
[redacted]	[redacted]	[redacted]						
King Harbor Marina	King Harbor	0-0-0-0	$ 8.67	$ 10.77	$ 13.70	$ 17.24	50 ft.	827
			$ 10.67	$ 13.35	$ 17.60	$ 16.70	83 ft.	
[redacted]	[redacted]	[redacted]						
Port Royal Marina	King Harbor	7-0-0-0	$ 11.25	$ 11.25	$ 15.00	$ 17.50	50 ft.	338
			$ 11.25	$ 13.00	$ 17.50	$ 17.50	80 ft.	
Ventura West Marina	Ventura Harbor	1-0-0-0	$ 17.50	$ 10.81	$ 11.31	$ 12.00	50 ft.	554
			$ 10.70	$ 11.26	$ 11.87	$ 13.50	80 ft	
Island Yacht Anchorage	LA/LB Harbor	1-0-0-0	$ 10.00	$ 10.00	$ 12.00	$ 12.00	50 ft.	100
			$ 10.00	$ 12.00	$ 12.00	$ 12.00	65 ft.	
Pacific Yacht Landing	LA/LB Harbor	0-0-0-0	$ 8.00	$ 9.50	$ 10.00	$ 11.50	50 ft.	180
			$ 9.00	$ 10.00	$ 11.00	$ 12.00	70 ft.	
Anacapa Isle Marina	Channel Island Harbor	0-0-0-0		$ 16.00	$ 18.34	$ 18.18	50 ft.	440
			$ 12.80	$ 15.26	$ 18.56	$ 19.32	60 ft.	
[redacted]	[redacted]	[redacted]						

Southern California Slip-Rent Survey

ANCHORAGE	LOCATION	VACANT	12' - 25' Rent/Ft.	26' - 35' Rent/Ft.	36' - 49' Rent/Ft.	50' + Rent/Ft.		SLIPS
[redacted]	[redacted]	[redacted]						
Dana West Marina	Dana Pt. Harbor	0-0-0-0	$ 22.92	$ 13.35	$ 18.81	$ 17.86	50 ft.	981
			$ 12.92	$ 16.55	$ 18.23	$ 17.59	55 ft	
Holiday Harbor-Wilmington	LA/LB Harbor	0-0-0-0	$ 7.50	$ 9.25	$ 11.00			200
			$ 8.50	$ 10.50	$ 11.00			
Dana Point Marina	Dana Pt. Harbor	0-0-0-0	$ 20.75	$ 12.43	$ 16.09	$ 17.86	50 ft.	1400
			$ 12.92	$ 16.55	$ 18.23	$ 19.71	85 ft.	
Long Beach Marina	Alamitos Bay	0-0-0-0		$ 9.90	$ 9.90	$ 11.05	50 ft.	1569
				$ 9.90	$ 10.85	$ 11.05	60 ft.	
Ventura Isle Marina	Ventura Harbor	0-0-0-0		$ 14.35	$ 16.48	$ 16.02	50 ft.	580
			$ 11.44	$ 13.72	$ 16.35	$ 17.05	60 ft.	
Cerritos Bahia Marina	Alamitos Bay	0-0-0-X	$ 8.00	$ 8.50	$ 9.00			254
			$ 8.00	$ 9.00	$ 9.00			
Sunset Aquatic Marina	Huntington Beach	0-0-0-0	$ 12.00	$ 13.00	$ 17.00	$ 18.00	50 ft.	240
			$ 13.00	$ 16.00	$ 18.00	$ 18.00	100 ft	
Ventura County Marina	Channel Island Harbor	not taking		$ 12.00	$ 14.81	$ 18.56	52 ft.	540
(Former Channel Island Marina)			$ 11.28	$ 15.23	$ 18.94	$ 18.37	60 ft.	
Cerritos Yacht Anchorage	LA/LB Harbor	0-0-0-X	$ 8.00	$ 9.00	$ 9.00			90
			$ 8.00	$ 9.00	$ 9.00			
[redacted]	[redacted]	[redacted]						
Peninsula Yacht Anchorage	Channel Island Harbor	2-4-2-0	$ 17.75	$ 14.23	$ 20.03	$ 14.42	50 ft.	360
			$ 12.32	$ 20.60	$ 14.72	$ 17.89	90 ft.	
Average			$ 12.87	$ 13.75	$ 16.56	$ 19.66		
			$ 13.37	$ 15.74	$ 18.48	$ 22.50		10020

Data as per February 2007
Anchorage list prepared from Policy Statement #27 - Schedule 1

Marina del Rey Slip Survey

Jul-07

ANCHORAGE	12' - 25' Rent/Ft.	26' - 35' Rent/Ft.	36' - 49' Rent/Ft.	50' + Rent/Ft.	
Neptune Marina	$ 21.00	$ 10.50	$ 12.84		
	$ 10.08	$ 11.66	$ 10.21		
Tahiti Marina		$ 11.77	$ 18.92	$ 17.99	
		$ 15.46	$ 23.02	$ 47.39	all 57 ft.
Bay Club Apts Marina		$ 14.60	$ 17.73		
		$ 14.15	$ 15.61		
Villa Del Mar Marina		$ 12.50	$ 14.00	$ 16.10	
		$ 17.50	$ 20.15	$ 23.10	all 50 ft.
Bar Harbor Marina	$ 10.85	$ 11.50	$ 14.00	$ 18.25	50 ft.
	$ 11.50	$ 14.00	$ 18.25		
Dolphin Marina	$ 13.34	$ 10.00	$ 12.50	$ 16.84	50 ft.
	$ 11.52	$ 14.38	$ 19.37	$ 29.36	65 ft.
Panay Way Marina	$ 13.34	$ 10.00	$ 12.50		
	$ 11.52	$ 14.38	$ 19.37		
Holiday Harbor Marina	$ 13.34	$ 10.00	$ 12.50		
	$ 11.52	$ 14.38	$ 19.37		
Mariners Bay		$ 13.47	$ 15.98	$ 23.76	50 ft.
		$ 16.43	$ 23.76		
Del Rey Club	$ 7.42	$ 7.42	$ 9.10	$ 10.31	50 ft.
	$ 7.42	$ 9.10	$ 10.08	$ 14.02	77ft
Catalina Yacht	$ 8.00	$ 8.50	$ 12.50		
	$ 8.50	$ 10.50	$ 12.50		
Marina del Rey Hotel	$ 23.50	$ 13.89			
	$ 13.64	$ 12.72			
Pier 44	$ 9.00	$ 12.00	$ 15.00		
	$ 14.00	$ 17.00	$ 20.00		
Santa Monica Windjammers Yacht Club	$ 5.00	$ 11.23	$ 16.06		
	$ 11.24	$ 12.49	$ 14.00		
The Boat Yard	$ 13.00	$ 17.00	$ 19.00		
	$ 13.00	$ 17.00	$ 19.00		
Windward Yacht Club		$ 11.80	$ 14.16	$ 16.51	51 ft.
		$ 14.16	$ 23.60	$ 28.31	60 ft.
Marina Harbor P111	$ 11.50	$ 11.50	$ 16.00	$ 23.00	50 ft.
	$ 12.00	$ 16.00	$ 23.00	$ 35.00	60 ft.
Marina Harbor P112	$ 11.50	$ 11.50	$ 16.00	$ 23.00	50 ft.
	$ 12.00	$ 16.00	$ 23.00	$ 35.00	60 ft.
Marina City Slips	$ 27.50	$ 15.58	$ 18.75	$ 24.20	51 ft.
	$ 14.20	$ 15.86	$ 23.47	$ 24.20	60 ft.
California Yacht Club	$ 11.45	$ 11.45	$ 17.25	$ 21.65	50 ft.
	$ 11.45	$ 13.95	$ 19.95	$ 22.45	80 ft
Averages	$ 12.89	$ 11.89	$ 15.00	$ 18.73	
	$ 11.63	$ 14.39	$ 18.54	$ 30.12	

To enrich lives through effective and caring service

August 2, 2007

Los Angeles County
Department of Beaches & Harbors

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director S Wisniewski

SUBJECT: ITEM 6a – ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its July 17, 2007 meeting, the Board approved the Sewer System Management Plan (SSMP) development schedule (attached) for the Marina Sewer Maintenance District as presented by the County's Department of Public Works and as required by the State Water Resources Control Board. The development and implementation of the SSMP will reduce sanitary sewer overflows, which negatively affect water quality.

LOCAL COASTAL PROGRAM PERIODIC REVIEW – UPDATE

A public hearing of the revised staff recommendation on the Marina del Rey Local Coastal Program (LCP) periodic review was held at the Coastal Commission's July meeting in San Luis Obispo. At the opening of the hearing, Coastal staff provided the staff report and the County made a short presentation. Thereafter, 20 speakers testified before the Commission discussing, among other things, perceived County delays in the process, lease extensions, the watering down of initial findings and recommendations in the revised report, a comprehensive amendment, traffic, residential development, affordable housing, the density of development, the County's recently-approved proposed LCP amendment with respect to the Design Control Board's duties, ESHA designations, wildlife and habitat preservation, recreational boating, restoration of Oxford Retention Basin, water reuse and conservation, and water quality.

Coastal staff, the County and the Coalition to Save the Marina all requested that the matter be continued to the October San Pedro hearing, which the Commission unanimously approved. Prior to the vote for continuance being taken, Commissioner Secord mentioned concern about light pollution, recommended a meeting be held in the Marina and also raised a question about what the financial arrangement is with respect to

where Marina revenue can be spent. Commissioner Wan expressed concern about staff not recommending a comprehensive amendment, water quality, restoration of the Oxford Retention Basin and other items contained in a letter Heal The Bay filed with the Commission, traffic and the need for ESHA designation.

REGIONAL PLANNING COMMISSION'S CALENDAR

At its June 13, 2007 meeting, the Regional Planning Commission (RPC) continued to August 15, 2007 the Parcel 27 (Jamaica Bay Inn) redevelopment project identified as Project Number R2005-04106-(4) and the associated Coastal Development Permit No. 200500006-(4) and Conditional Use Permit No. 200500233-(4). This item before the RPC is a request to renovate 42 existing hotel rooms, construct 69 additional hotel rooms, and to continue the on-site sales of alcoholic beverages in an accessory restaurant on Parcel 27. The Marina del Rey Specific Plan requires that an applicant provide a percentage of low cost accommodations on-site or, if determined infeasible, pay a fee for low cost accommodations at another location in the Coastal Zone. Applicants are also required to contribute to a Youth Hostel Fund. The RPC continued the case to August 15, 2007 to provide staff with additional time to review the applicant's feasibility study and consider other issues relating to affordable overnight accommodations and the Youth Hostel Fund.

There are no other Marina del Rey matters currently scheduled for consideration by the RPC.

DESIGN CONTROL BOARD MINUTES

The draft minutes from the Design Control Board meeting of June 28, 2007 are attached.

SW:ks
Attachments (2)

Sewer System Management Plan Development Schedule

Task	Description of Activities to Achieve Desired Goals	Required Completion Date	Actual Completion Date
Develop SSMP Plan and Schedule	Prepare the SSMP development plan schedule	08/02/2007	
Goals	Define the goals of the SSMP	11/02/2007	
Organization Structure	a) Identify the administrative and maintenance positions for implementation measures in the SSMP program, including lines of authority by organization chart. b) Identify the chain of communication for reporting SSOs, from receipt of a complaint or other information, to RWQCB, SWRCB, County Health Dept., State Office of Emergency Services (OES), etc.	11/02/2007	
Legal Authority	Identify all legal authorities possessed by the Districts to: a) Prevent illegal connection to the sewer system. b) Require that sewers and connections be properly designed and constructed. c) Ensure access for maintenance, inspection, or repairs of mainline sewers. d) Limit the discharge of fats, oil, and grease (FOG) and other debris that may cause blockages. e) Enforce any violation of its sewer ordinances.	11/02/2008	
Operation and Maintenance Program	Identify procedures in place or to be implemented and the person in the organization responsible for the following: a) Providing adequate operation and maintenance of facilities and equipment. b) Maintaining an up-to-date map of the sewer system. c) Maintaining relevant records to establish and prioritize appropriate SSMP activities and show trends in SSO. d) Providing preventative activities and tracking work orders. e) Identifying and prioritizing system deficiencies and implementing short and long term rehabilitation actions. f) Providing training to staff and monitoring contractors activities. g) Providing equipment and replacement part inventories. h) Establishing and implementing a public education and outreach program that promotes proper disposal of FOG.	11/02/2008	
Overflow Emergency Response Plan	Develop or affirm the existence of an overflow response plan that includes the following: a) Proper and timely notification procedures of SSOs to primary responders. b) Procedure to ensure timely response and containment of SSOs. c) Procedures to ensure prompt notification of SSOs to appropriate authorities. d) Procedures to ensure that staff and contractors are aware of and follow the plan and are appropriately trained. e) Industry accepted response time for different categories of emergencies.	11/02/2008	
Fats, Oil, and Grease Control	Develop new or identify an existing FOG Control Program that includes: a) Legal authority to prohibit discharges to system and measures to prevent SSOs caused by FOG. b) Identify sections of the sewer systems subject to grease blockages and establish cleaning maintenance schedule for each section. c) Source control measures for all sources of FOG discharge to the sewer systems.	11/02/2008	
Design and Performance Provision	Identify procedures for the following: a) Ensuring that sewer systems are properly designed and constructed through establishment of design and construction standards for the systems. b) Ensuring proper inspection and testing for the installation, rehabilitation, or repairs of sewer project.	05/02/2009	
System Evaluation and Capacity Assurance Plan	Develop or affirm the existence of a Capital Improvement Plan (CIP) that includes the following: a) Steps to evaluate portions of the sewer system which are experiencing or contributing to SSOs caused by hydraulic deficiencies. b) Short- and long-term CIP to address identified hydraulic deficiencies, including prioritization, alternative analysis, and schedule. The CIP may include increases in pipe size, plastic lining of sewers, infiltration/inflow reduction, and upgrading of pumping systems for redundancy, reliability, and emergency storage.	05/02/2009	
Monitoring, Measurement, and Program Modification	Develop or identify existing system to do the following: a) Monitor the implementation and where appropriate, measure the effectiveness of each element of the SSMP. b) Update program elements, as appropriate, based on monitoring or performance evaluations.	05/02/2009	
SSMP Program Audits	Develop an internal SSMP periodic audit system that focuses on evaluating the effectiveness and deficiencies of the SSMP and steps to correct them.	05/02/2009	
Communication Program	Develop or identify effective means of communicating with the public and stakeholders on the development, implementation, and performance of the SSMP. The communication system shall be open to the public and stakeholders input in the development and implementation of the SSMP.	05/02/2009	
Complete First Draft	Draft SSMP and circulate to stakeholders for review and comments.	05/02/2009	
Complete Final SSMP	Prepare SSMP incorporating comments, where appropriate, from stakeholders and submit to Administration for approval and to the SWRCB and RWQCB as required and distribute to stakeholders.	05/02/2009	

To enrich lives through effective and caring service

MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD

June 28, 2007

Department of Beaches and Harbors
Burton Chace County Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

Members Present:	Susan Cloke, Chair, First District Peter Phinney, A.I.A., Fourth District Tony Wong, P.E., Fifth District
Members Absent:	David Abelar, Second District
Department Staff Present:	Stan Wisniewski, Director Charlotte Miyamoto, Chief, Planning Division Chris Sellers, IT Technical Support Analyst Kimberly Monroe, Secretary
County Staff Present:	Tom Faughnan, Principal Deputy County Counsel Russ Fricano, Department of Regional Planning
Guests Testifying:	Annie Infante- Playa Marina Walk-in Urgent Care Virginia Hollywood- Del Rey Professional Assn. Jeffrey Ibrahim- Solo Graphics Gary Houston- Houston Tyner Architects Murray G. Lowe- GM Marina del Rey Marriott Carla Andrus- Marina del Rey Resident Dan Gottlieb-Marina Strand Colony II Resident Nicholas Coster- Challenges Foundation Dorothy Franklin – Marina del Rey Resident

1. **Call to Order, Action on Absences and Pledge of Allegiance**
Ms. Cloke called the meeting to order at 6:46 p.m. Mr. Wong led the Pledge of Allegiance. Mr. Wong (Phinney) moved to excuse Mr. Abelar from the meeting.

2. **Approval of Minutes**
Ms. Cloke (Phinney) moved to continue the May 17 & 31, 2007 Minutes until the next meeting. [Unanimous consent]

3. **Design Control Board Reviews**

A. **Parcels 100 & 101 – Del Rey Shores – DCB #05-003-B**
Approval of the record of the DCB's May 17, 2007 action for conditional approval of redevelopment project.

Mr. Phinney (Cloke) moved to approve DCB #05-003-B with corrections as discussed in Agenda Item 3A. [Unanimous consent]

B. **Parcel 1S – Del Rey Fuel – DCB #07-006**
Approval of the record of the DCB's May 17, 2007 action for conditional approval of redevelopment project.

Mr. Phinney (Wong) moved to approve DCB #07-006 as submitted. [Unanimous consent]

C. **Parcels 52 & GG – Boat Central – DCB #07-005**
Approval of record of the DCB's May 31, 2007 action for disapproval of redevelopment project.

Ms. Cloke (Phinney) moved that the DCB #07-005 review be put on the agenda for the July meeting for further discussion.

4. **Old Business**

NONE

5. **New Business**

A. **Parcel 75 – Marina Professional Building – DCB #07-007**
Consideration of signage for Playa Marina Urgent Care.

Ms. Miyamoto gave a brief overview of the project.

Board Comments

Mr. Phinney asked if the boxed signs that were proposed to be mounted on the building face were internally illuminated.

Mr. Ibrahim said no.

Mr. Phinney had concerns about the building signage as a whole, saying that there were too many varieties of signs on site already. He recommended the applicant create a signage program over time.

Ms. Cloke said she shared Mr. Phinney's point of view, and suggested the Board would allow the tenant to put up some kind of temporary signage, whether a banner or whatever. The applicant could return to the Board with a whole new signage program, and then the Board could work out a schedule with the applicant, so that they wouldn't have to replace all the signs at once.

Mr. Phinney said he didn't want to commit a building owner to a signage program that was onerous but he didn't want to approve a sign that he thought was going to contribute to what he saw as negative about the complex.

Ms. Infante said she understood the Board's concern, but her main concern was getting their business known out there, as it is a service that serves the community.

Ms. Cloke suggested temporary signage through the County.

Ms. Hollywood asked if the Board could approve the pole sign.

Ms. Cloke said that if they came in with a signage program, it would have to match the pole sign in all regards. She suggested the tenant get a temporary banner sign and then come back to the Board with a signage package and a calendar timeline.

Ms. Cloke said that the Board could approve a banner for the side of the building and they could also approve some type of banner that went across the face of the pole sign.

Ms. Cloke referred to the existing facade Law Offices sign, suggesting that the applicant could put something that said Playa Marina Walk-in Urgent Care in the same place. She said then they could look at re-designing the pole sign and she thought that would be all the applicant would have to do.

Ms. Infante said there was no façade where they could place that type of sign.

Mr. Phinney asked Mr. Fricano how many pole signs were allowed for this type of building.

Mr. Fricano said one per frontage.

Ms. Cloke asked the applicant if they wanted to think about an alternate concept and come back.

Ms. Infante asked if they could get a temporary banner sign approved.

Mr. Wisniewski said they could have a banner sign permit for 30 days with a 30-day extension.

Ms. Cloke suggested that the applicant try to do something that was in keeping with the existing languages that are spoken by the building.

Ms. Hollywood said that they originally had a plan to change out both ends of the building at one time, which was approved by the Board; she asked if they could go back to that plan, if they could sell it to the lessees.

Ms. Cloke said it would be smart to show the Board that plan again.

Ms. Cloke (Phinney) moved to continue DCB #07-007 to the July meeting. [Unanimous consent]

B. **Parcel 141 – Marina Beach Marriott Hotel – DCB #07-008**
Consideration of signage for *glow* lounge

Ms. Miyamoto gave a brief overview of the project.

Board Comments

Mr. Phinney thought the sign was handsome, but had concerns about the hours of operations versus the hours of lighting. He said he would want the light to go off after the lounge closes, and tie it to the hours of operation.

Ms. Cloke asked what time the lounge closes.

Mr. Lowe said weeknights at 11 p.m. and weekends at 12:30 a.m. or 1 a.m. He asked if 2 a.m. would be acceptable.

Ms. Cloke asked what the legal bar closure time was.

Mr. Lowe said 2 a.m.

Mr. Houston stated there was a taxicab service that comes and picks up people, and they wanted the taxicabs be able to find the location.

Ms. Cloke said she would like to give one half hour after the last call with no case to exceed 2 a.m. She asked if the lights could be on a timer.

Mr. Lowe said yes.

Mr. Phinney (Wong) moved to accept DCB #07-008 as submitted with the condition that the hours of illumination to be no later than 2 a.m. [Unanimous consent]

C. **Election of Officers**

Mr. Phinney (Wong) moved to re-elect Susan Cloke as Chair. [Unanimous consent]

Mr. Wong (Cloke) moved to elect Peter Phinney as Vice Chair. [Unanimous consent]

6. **Staff Reports**

All reports were received and filed.

Mr. Wisniewski gave a brief overview of Item 6B.

Board Comments

Ms. Cloke asked Mr. Wisniewski what date did he say the changes to the DCB were going to Coastal Commission.

Mr. Wisniewski deferred to Mr. Fricano.

Mr. Fricano said that Regional Planning was preparing a package for Coastal Commission; it would be mailed to Coastal Commission in about two weeks. He said once the Coastal Commission received it, they would make a decision.

Public Comments

Ms. Andrus expressed her disappointment with the Affordable Housing Policy. She read a passage regarding the LCP amendment and she asked that it be submitted into the DCB record.

7. **Comments from the Public**

Mr. Gottlieb expressed concerns about the EIRs and the differences in address listings between the Notice of Preparations and the Notice of Declarations.

Mr. Coster requested the County donate slip space for the Challenges Foundation's divers program.

Ms. Cloke asked Mr. Wisniewski what the appropriate process was for making a request like Mr. Coster's.

Mr. Wisniewski said he thought Mr. Coster had provided what he needed, but the Master Plan for the Chace Park expansion project was being developed and until it

was in place, the County was not prepared to make a commitment, even on an interim basis.

Ms. Cloke introduced Mr. Coster to Tim Riley, Executive Director of the Lessees Association to see if they could be of some help to Mr. Coster and Challenges Foundation.

Ms. Franklin had questions regarding the Esprit I property on Marquesas Way accepting new renters before the boat slips and the property was completed. She said that Bar Harbor building permits were expiring in November, and asked if Doug Ring re-applied for new permits as well as financing. She asked if the Army Corps of Engineers could assess the Marina as it is now, and then possibly assess it again after the other five projects.

Ms. Cloke referred Ms. Franklin to Regional Planning for answers to her questions.

Ms. Andrus submitted to the Board and staff a copy of the Los Angeles County Code, selected sections of Marina del Rey, Specific Plan for the record on the behalf of Nancy Marino. Ms. Andrus had concerns about the lack of a promenade and a Master Plan.

Public comments closed

8. **Adjournment**
Meeting adjourned at 8:06 p.m.

Respectfully Submitted,

Kimberly Monroe
Secretary for the Design Control Board