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

Santos H. Kriemann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

SMALL CRAFT HARBOR COMMISSION
AGENDA
August 8, 2012
10:00 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**

   Small Craft Harbor Commission Meeting of July 11, 2012

3. **COMMUNICATION FROM THE PUBLIC**

   This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

4. **COMMUNICATION WITH THE COMMISSIONERS**

   This is the opportunity for members of the Commission to provide notification to the public regarding any communication received by the Commissioners from the public, lessees, or other interested parties regarding business of Marina del Rey.

5. **REGULAR REPORTS**

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

   b. Marina del Rey and Beach Special Events (DISCUSS REPORT)

   c. Marina del Rey Convention and Visitors Bureau (PRESENTATION)

6. **OLD BUSINESS**

a. None

7. NEW BUSINESS

a.	Presentation by the DPW on the plans for the Marina del Rey settlement project along Admiralty Way	(PRESENTATION)
b.	Approval of Amendment No. 10 to Lease No. 7974 (Parcel 54)	(RECOMMEND TO BOARD OF SUPERVISORS)

8. STAFF REPORTS

Ongoing Activities (DISCUSS REPORTS)

- Board Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- California Coastal Commission Calendar
- Venice Pumping Plant Dual Force Main Project Update
- Oxford Basin Project Update
- Redevelopment Project Status Report
- Design Control Board Minutes
- Unlawful Detainer Actions
- Bike Access on Strip of Land between Ocean Front Walk and the Beach
- Marina Slip Vacancy Report

9. 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

3. The entire agenda package and any meeting related writings or documents provided to a Majority of the Commissioners (Board members) after distribution of the agenda package, unless exempt from disclosure Pursuant to California Law, are available at the Department of Beaches and Harbors and at http://marinadelrey.lacounty.gov

Si necesita asistencia para interpreter esta informacion llame al (310) 305-9503.

ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9590 (Voice) or (310) 821-1734 (TDD).

SMALL CRAFT HARBOR COMMISSION MINUTES
JULY 11, 2012 – 10:00 a.m.

Commissioners: David Lumian, Chair; Dennis Alfieri, Vice Chair (excused absence); Allyn Rifkin, Commissioner; Russ Lesser, Commissioner; Vanessa Delgado, Commissioner (excused absence).

Department of Beaches and Harbors: Gary Jones, Deputy Director; Steve Penn, Acting Chief, Asset Management Division; Michael Tripp, Planning Specialist, Planning Division; Carol Baker, Chief, Community and Marketing Division.

County: Amy Caves, Senior Deputy County Counsel; Lieutenant Reginald Gautt, Sheriff's Department; Deputy Bryan White, Sheriff's Department.

Call to Order and Pledge of Allegiance:
Chair Lumian called the meeting to order at 10:02 a.m. followed by the Pledge of Allegiance.

Approval of Minutes: Motion to approve by Commissioner Rifkin, seconded by Commissioner Lesser, unanimously approved.

Item 3 – Communication from the Public:
None.

Item 4 – Communication with the Commissioners
Chair Lumian spoke about his meeting with Mike Leneman from Multi Marine, Gary Jones and Steve Penn on mast up storage issues.

Mr. Jones spoke about the changes made to facilitate mast up storage tenants to include free water available for wash down of the boats.

Chair Lumian complimented the Department's action.

Item 5a – Marina Sheriff
Deputy Bryan White provided the Liveaboard report.

Lieutenant Reginald Gautt provided the Crimestats report.

Chair Lumian complimented the Sheriff's Department for their continued support of the Boys' and Girls' Club's sailing and paddling program.

Lieutenant Reginald Gautt spoke about the plan of starting a sailing program.

Commissioner Lesser talked about the Crimestats report and complimented the Sheriff's good work.

Item 5b – Marina del Rey and Beach Special Events
Ms. Baker talked about the upcoming concerts.

Commissioner Lesser made a correction on the event to be held on July 21, 2012 at Fisherman's Village.

Item 6a – Approval of Amendment No. 6 to Lease No. 14766 parcel 104
Mr. Jones gave a report on the amendment negotiation.

Dan Gottlieb commented the rent was based on an improper assumption instead of statistical study. He also asked if Santos Kreimann was aware of this negotiation.

John Rizzo expressed his concern that rents collected by the County do not constitute a market return.

Commissioner Lesser shared his thoughts on the land value of this parcel due to its size and shape rendering it unbuildable. He asked the Department when the lease was originally signed and its expiration date.

Mr. Jones replied the lease was signed in 1969 and that the lease would expire in 2029.

Commissioner Lesser asked what would happen if the lessee refused to sign the amendment.

Mr. Jones stated the matter would move to arbitration.

Commissioner Lesser inquired about the effectiveness of the arbitration.

Mr. Jones explained more on the process of the arbitration and the process of determining the percentage rent.

Chair Lumian recapped the Commission's request on the rent negotiation in December 2011's meeting.

Mr. Jones talked about the Department's intent in achieving the Commissioner's request and the result of the negotiations and described the costs and process of entering arbitration.

Commissioner Rifkin asked County Counsel for an opinion on whether terms of this deal can be construed as precedent setting.

Ms. Caves said each transaction is individually negotiated but pointed out that the items are all a matter of public record.

Commissioner Lesser asked for clarity on why the percentage rent comes up for negotiation.

Mr. Jones explained that the leases contain a clause to renegotiate percentage rents at 10 year intervals.

Commissioner Lesser stated he thought higher percentage rents were appropriate but that it's not worth the battle because it is difficult, if not impossible, to justify higher rents without supporting data.

Mr. Jones added that the County would negotiate for minimum rent floors in all future transactions.

John Rizzo commented on the developer's return on investment and department's failure in securing the County's fair share of the developer's return.

Commissioner Lesser moved to approve, seconded by Commissioner Rifkin, unanimously approved.

Item 7a – Presentation on the status of the Marina del Rey website and social media outreach programs

Ms. Baker gave a presentation about the various web sites used in promoting Marina del Rey. She discussed the web site and demonstrated the links to recreational activities and the Small Craft Harbor Commissions Agenda. Commissioner Rifkin requested that the site better highlight the Commission's agenda.

She then discussed the Facebook and Twitter pages.

Mr. Nahhas commented that a photo of Marina Beach depicted bicyclists along the boardwalk in contravention to the statutes governing beach use. He also requested that the splash page include photos of boaters. He also commented on the functionality of the site.

Chair Lumian noted that the site is for both the Beach and Harbors and not uniquely the marina.

Item 8 – Staff Reports
Mr. Jones provided the Ongoing Activities report.

Michael Tripp responded to the request received from "We are Marina del Rey" on May 9, 2012 regarding a reduction in parking at Parcel 42/43. He explained the nature of the request for reduction in parking and the process for evaluating the request.

Chair Lumian spoke about updates on the Department of Boating and Waterways integration into the California Department of Parks and Recreation. The Department of Boating and Waterways is scheduled to become a division within the Department of Parks and Recreation in July 2013. There is currently a bill

(AB737) under consideration that will create an independent advisory committee to provide guidance to staff and the Governor with one member to sit on the State Parks and Recreation commission.

Jon Nahhas commented that the Department had not been provided accurate information with respect to the nature of the proposed changes to the Department of Boating and Waterways. He also commented that lessees were not honoring the "continuous active use" clauses in leases. He also raised the fact that the public promenade was shut down during the July 4th's fireworks display for a private party.

Commissioner Lesser clarified his comments stated in Mr. Nahhas' handout.

Chair Lumian asked about the July 4th's firework event.

Ms. Baker said there was a lot of media attention and a film was shot of the entire firework show.

Lieutenant Gautt said the event went smoothly with only one minor boating collision.

Chair Lumian thanked the Department for bringing back the 4th July firework.

Ms. Baker thanked the sponsors for supporting the event.

Commissioner Lesser asked the Department the alleged shut down of the promenade on July 4th.

Mr. Jones said the Department was notified in advance of the event at the Esprit promenade. The Department is investigating the complaint and will report back about avoiding a similar situation in the future.

Adjournment
Chair Lumian adjourned the meeting at 11:12 a.m.

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES JULY 2012

	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										0
Rape										0
Robbery: Weapon										0
Robbery: Strong-Arm		1						2		3
Aggravated Assault							1		3	4
Burglary: Residence	6				2		7	9	1	25
Burglary: Other Structure	7	1			4	2	1	2	2	19
Grand Theft	8	1		1			1	1	1	13
Grand Theft Auto	1				1		3			5
Arson										0
Boat Theft										0
Vehicle Burglary	4				1		3	3	2	13
Boat Burglary										0
Petty Theft	5	3		1		2	1	5		17
REPORTING DISTRICTS TOTALS	**31**	**6**	**0**	**2**	**8**	**4**	**17**	**22**	**9**	**99**

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

Source- LARCIS, **Date Prepared August 01, 2012**

CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - JULY 2012

Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	0
Aggravated Assault	0	1
Burglary: Residence	2	7
Burglary: Other Structure	4	1
Grand Theft	0	1
Grand Theft Auto	1	3
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	1	3
Boat Burglary	0	0
Petty Theft	0	1
Total	**8**	**17**

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

Source- LARCIS, **Date Prepared August 01, 2012**
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- JULY 2012

Part I Crimes	MARINA AREA (RD'S 2760-2763)	EAST END (RD'S 2764-2768)
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	1	2
Aggravated Assault	0	4
Burglary: Residence	6	19
Burglary: Other Structure	8	11
Grand Theft	10	3
Grand Theft Auto	1	4
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	4	9
Boat Burglary	0	0
Petty Theft	9	8
Total	**39**	**60**

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

Source- LARCIS, **Date Prepared – August 01, 2012**
CRIME INFORMATION REPORT - OPTION B

MARINA DEL REY HARBOR
LIVEABOARD COMPLIANCE REPORT
2012

Liveaboard Permits Issued

	June	July
New permits Issued:	2	6
Renewal Issued:	9	14
Total:	11	20
Notices to Comply Issued:	18	16

Totals:	June	July
Liveaboard:	281	290
Current Permits:	223	202
Expired Permits:	42	70
No Permits:	16	18

Total reported vessels in Marina del Rey Harbor:	4690
Percentage of vessels that are registered liveaboards	6.18%
Number of currently impounded vessel:	8

Thursday, August 02, 2012

To enrich lives through effective and caring service

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

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

August 2, 2012

TO: Small Craft Harbor Commission

FROM: for Gary Jones Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 5b - MARINA DEL REY AND BEACH SPECIAL EVENTS**

MARINA DEL REY EVENTS

THE MARINA DEL REY SUMMER CONCERT SERIES 2012

Waterside at Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Through September 1, from 7:00 pm - 9:00 pm

Classical Thursdays

August 9

"Remembering France" Celebrating Claude Debussy's 150th anniversary, the program presents his *Prèlude à 'L'Après-midi d'un faune* and the brilliant *Iberia* from *Images.* Maurice Ravel returns to these concerts with his ode to the dance, *La Valse*. Then, the highly anticipated duo piano Naughton Twins, Christina and Michelle, perform Francis Poulenc's Concerto in D minor for Two Pianos.

August 23

"Russians There and Here" The Program celebrates composers with Russian-American ties, starting with *Symphonic Dances* which was composed by Serge Rachmaninov in Long Island after escaping Communist Russia. Then, American John Adams' *The Chairman Dances: Foxtrot for*

Pop Saturdays

August 4

Arturo Sandoval – Six-time Grammy-award winning jazz trumpeter, pianist, and composer Arturo Sandoval is one of the most dynamic and vivacious artists of our time and will delight the audience with masterful performances of an eclectic array of both original compositions as well as standards in his signature Latin, Afro-Cuban style.

August 18

Ambrosia – Revisit the acclaimed music of Southern California's Grammy-nominated band Ambrosia as they showcase their inventive musicianship and skillful songwriting that combines melodic ballads, classical-music influenced rock and rhythm-and blues, including such hits as "Holdin' On To Yesterday," "How Much I Feel," and "Biggest Part of Me."

Orchestra from *Nixon in China* is followed by George Gershwin, of Russian-Jewish heritage, who is represented by brilliant violinist Lindsay Deutsch's artful arrangement of *Rhapsody in Blue*.

September 1

Evelyn "Champagne" King – Known for her life-affirming, upbeat and zestful songs, American R&B, disco and post-disco singer Evelyn King will bring her dance music rhythms and grooves to Marina del Rey as she performs some of her bet-known songs such as "Shame,' "Love Come Down," and "I'm in Love."

For more information call: Marina del Rey Visitors Center at (310) 305-9545

"BEACH EATS" GOURMET FOOD TRUCKS COMING TO MARINA DEL REY

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey
Thursday's through the summer - 5:00 pm to 9:00 pm

Gourmet food trucks will be stopping in Marina del Rey on Thursday evenings throughout the summer, offering delectable dishes plus a chance to picnic on the beach. The "Beach Eats" gourmet food truck events will be held from 5 p.m. to 9 p.m. The assortment of trucks will vary week to week. Paid parking is available at the beach lot for 25 cents for every 15 minutes.

For more information call: Marina del Rey Visitors Center at (310) 305-9547

MARINA DEL REY WATERBUS

Through September 3

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Six boarding stops throughout the Marina offer opportunities to shop, dine and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers welcome on board, no pets allowed. Fare is $1.00 per person, one way.

WaterBus Schedule:

Through September 3
Fridays: 5:00 pm - midnight
Saturdays: 11:00 am - midnight
Sundays: 11:00 am - 9:00 pm

Holiday Schedule
Labor Day: 11:00 am - 9:00 pm

Marina Summer Concert Schedule
Thursday concert nights
Thursday, August 9: 5:00 pm - midnight
Thursday, August 23: 5:00 pm - midnight

WaterBus attendants will arrange for land taxi service for passengers needing special assistance to any WaterBus boarding stop for the $1.00 fare.

Boarding locations are:

Marina "Mother's" Beach
4101 Admiralty Way

Burton Chace Park (ADA accessible)
13650 Mindanao Way

Dolphin Marina (ADA accessible)
13900 Panay Way, Dock Gate #C-200
Dock Gate #A-2200

Del Rey Landing
13800 Bora Bora Way, Fuel Dock Gate

Fisherman's Village
13755 Fiji Way

Waterfront Walk (ADA accessible)
4433 Admiralty Way, Fire Station #110

Esprit 1 (ADA accessible)
13900 Marquesas Way, Dock Gate
Slip #B-1801

Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

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

MARINA DEL REY PET ADOPTIONS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ CA ♦ 90292
Saturday, August 11 ▪ 11:00 a.m. to 3:00 p.m.

Marina del Rey Pet Adoptions are run by volunteers of the County of Los Angeles Department of Animal Care and Control in participation with the County of Los Angeles Department of Beaches & Harbors. These events will be held the 2nd Saturday of each month. Animals are available on a first-come, first-served basis. All cats and dogs will be spayed/neutered, microchipped, vaccinated and ready to go home with you!

For more information call: (310) 523-9566 or visit http://marinadelrey.lacounty.gov

SUNSET SERIES SAILBOAT RACES 2012

Marina del Rey
Wednesdays, Through September 5
5:30 p.m. – 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings between 5:30 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information call: (310) 823-4567

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
All concerts are from 2:00 p.m. – 5:00 p.m.

Saturday, August 4
Bob De Sena, playing Latin jazz

Sunday, August 5
Brazil Brasil, playing Bossa nova/Samba

Saturday, August 11
Ismskzm, playing reggae

Sunday, August 12
Susie Hansen's Latin Jazz Band, playing Latin Jazz

Saturday, August 18
Jimbo Ross & The Bodacious Blues Band, playing Latin jazz

Sunday, August 19
The Eliane Project, playing Latin Contemporary

Saturday, August 25
Sergeant Pepper's Beatle Tribute Band, playing Beatle's Music

Sunday, August 26
Rick's Surf Band, playing Surf Music

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

SHK:CB:cm

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

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

August 2, 2012

To: Small Craft Harbor Commission

From: for Gary Jones Santos H. Kreimann, Director

Subject: **AGENDA ITEM 7a – ADMIRALTY WAY SETTLEMENT PROJECT**

Item 7a on your agenda is a presentation by Brittany Barker, Program Manager with the County's Department of Public Works, on the Admiralty Way Settlement Repair Project planned for September 2012.

The settlement repair project proposes to repair the settled roadway to prevent the further settlement of a stretch of Admiralty Way along the Parcel 125 Marina City Club and Oxford Basin frontage. Actual work will include repairing the existing grade, cement-treating the soil, reconstructing sidewalks, curbs, gutters, driveways, medians, as well as restoring existing streetlights, traffic loops, roadway striping, and updating signage.

Construction of this project will require temporary detouring of traffic around the area of work and will include lane closures and driveway access impacts. Ms. Barker will present to your Commission three phases of traffic detours anticipated during time of construction.

SHK:mk

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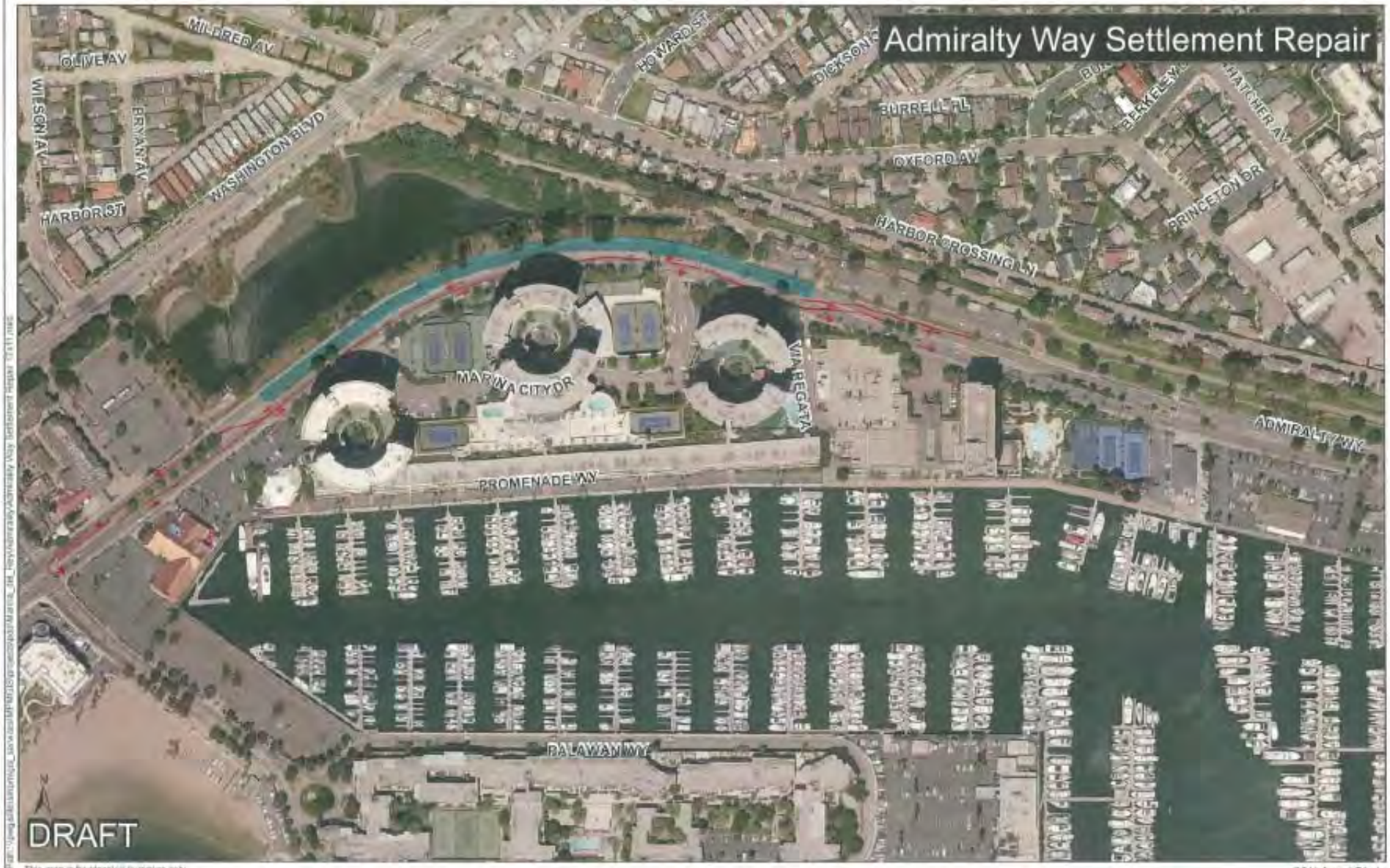
PHASE 1 TRAFFIC – 24 HOUR DETOUR



CONSTRUCTION AREA

Phase 1 Traffic Detour – Approximately 4 Week Duration

PHASE 2 TRAFFIC - 24 HOUR DETOUR

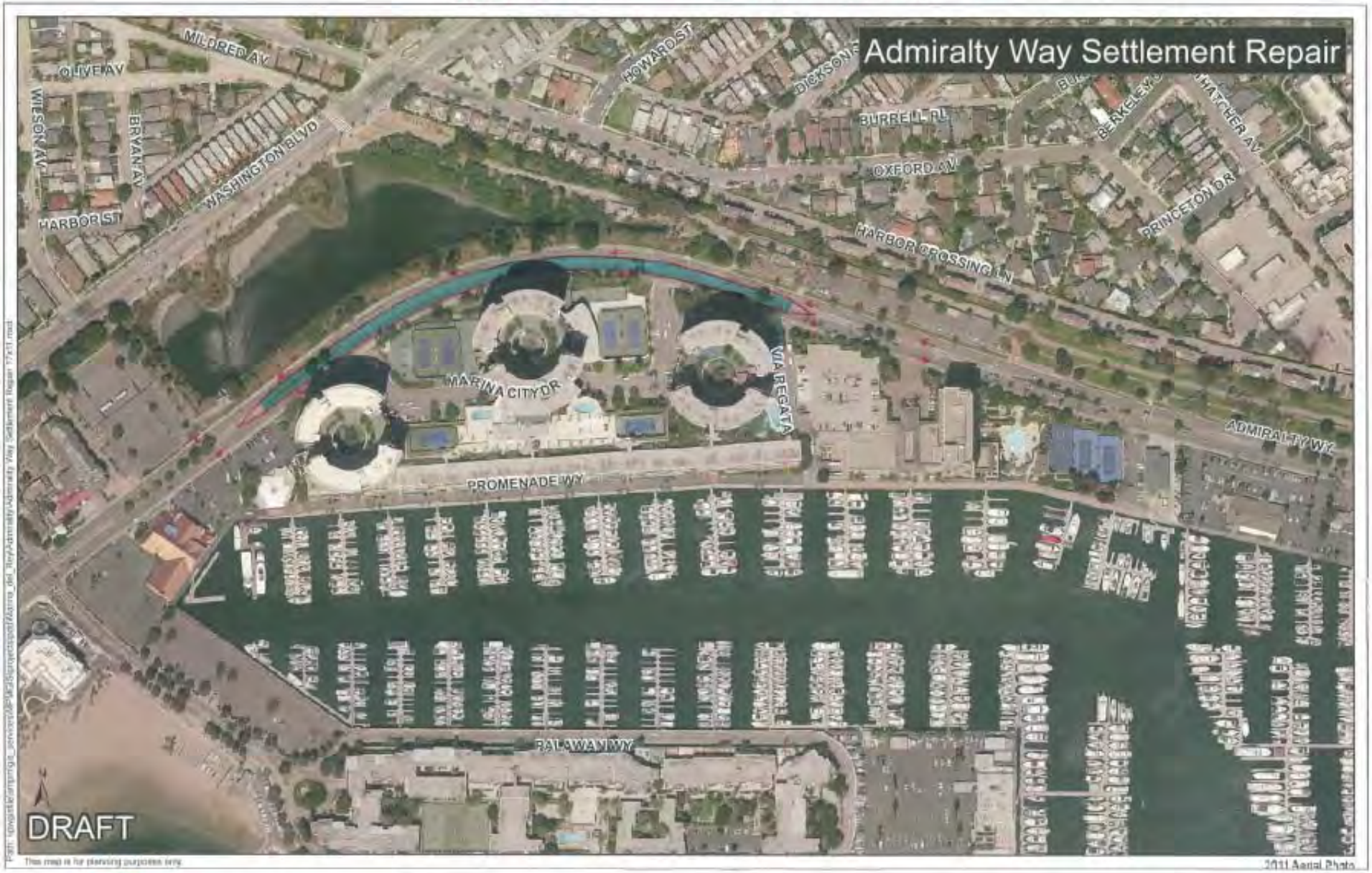
This map is for planning purposes only

2011 Aerial Photo

CONSTRUCTION AREA

Phase 2 Traffic Detour – Approximately 4 Week Duration

PHASE 3 TRAFFIC - DURING WORKING HOURS ONLY



CONSTRUCTION AREA

Phase 3 Traffic Detour – Approximately 2 Week Duration

NOTICE OF INTENT TO ADOPT A
DRAFT MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

ADMIRALTY WAY STREET IMPROVEMENT

The County of Los Angeles Department of Public Works has prepared a draft Mitigated Negative Declaration and Initial Study to assess the potential project impacts to the environment and the community. The proposed project is located within the unincorporated County of Los Angeles community of Marina del Rey.

The proposed project involves resurfacing the existing roadway pavement, reconstructing medians, and upgrading signals on Admiralty Way from Via Marina to Fiji Way; Via Marina from Marquesas Way to Washington Boulevard; Bali Way from Admiralty Way to Lincoln Boulevard; and Mindanao Way from Admiralty Way to Lincoln Boulevard. Right-of-way acquisition will not be required.

The improvements are intended to enhance safety and mobility for both pedestrians and motorists.

The draft Mitigated Negative Declaration and Initial Study is being circulated for a 30-day public review period. The review period will end September 4, 2012. The Admiralty Way Street Improvement Project Mitigated Negative Declaration and Initial Study document can be viewed online at the Department of Beaches and Harbors web page at: http://beaches.lacounty.gov/wps/portal/dbh under the documents for public review header.

A copy of the document is also available for public review at the following locations:

Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292

Department of Public Works
Programs Development Division, 11th Floor
900 South Fremont Avenue
Alhambra, CA 91803-1331

Interested parties may submit their comments to:

County of Los Angeles
Department of Public Works
Programs Development Division, 11th Floor
Attention Sarah D. Scott
P.O. Box 1460
Alhambra, CA 91802-1460

The final Mitigated Negative Declaration and Initial Study will incorporate responses to written comments received during the public review period and will be considered by the County of Los Angeles Board of Supervisors for approval.

Questions regarding this notice should be directed to Ms. Sarah D. Scott, Programs Development Division, Environmental Planning and Assessments, at (626) 458-3916, Monday through Thursday, between 7 a.m. and 5 p.m. or at sscott@dpw.lacounty.gov.

Si necesita asistencia con la traducción a Español, por favor comuniquese con el representante del departamento de Obras Públicas del Condado de Los Angeles, Sr. Art Correa (626) 458-3948.

Individuals requiring reasonable accessibility accommodations may request written materials in alternate formats, physical accessibility accommodations, sign language interpreters or other reasonable accommodations by contacting our departmental Americans with Disabilities Act Coordinator at (626) 458-4081, from 7:30 a.m. to 5 p.m., Monday through Thursday (excluding holidays). Persons who are deaf or hard of hearing may make contact by first dialing the California Relay Service at 7-1-1. Requests should be made at least one week in advance to ensure availability. When making a reasonable accommodation request, please reference PD-3.

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August 2, 2012

To: Small Craft Harbor Commission

From: Gary Jones for Santos H. Kreimann, Director

Subject: **ITEM 7b – APPROVAL OF AMENDMENT NO. 10 TO LEASE NO. 7974 – PARCEL 54 (WINDWARD YACHT CENTER) - MARINA DEL REY**

Item 7b on your agenda pertains to approval of Amendment No. 10 to the lease for Parcel 54 (Windward Yacht Center). The Amendment memorializes rental rate adjustments that occurred on the January 1, 1999 rental adjustment date, which weren't formalized at the time in a lease amendment, and those that occurred on the January 1, 2009 rental adjustment date. On the 1999 rental adjustment date, the square foot rental (minimum rent) increased, a new liveaboard category was added, and percentage rent rates increased for dry boat storage, land and water facilities, office rent, boat brokerage, do it yourself/haul out, do it yourself/dock, and commercial boating gross receipts. On the 2009 rental adjustment date, the anchorage and liveaboard rates remained the same, but the percentage rents for office rent and commercial boating increased. Additionally, the Amendment increases the security deposit, and updates the indemnity and insurance provisions. The Amendment also provides that, following Amendment Effective Date, all annual minimum rent adjustments shall either increase the annual minimum rent or maintain it at the then-current amount. Finally, the Amendment provides for a "Retroactive Rent and Interest" provision as allowed under the Lease.

The attached Board letter contains full background information with respect to the accompanying amendment. Staff will provide a presentation at the meeting.

Your Commission's endorsement of the recommendation to the Board of Supervisors, as contained in the attached letter, is requested.

SHK:ks
Attachment

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Deputy Director

Month-Date, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

DRAFT

Dear Supervisors:

APPROVAL OF AMENDMENT NO. 10 TO LEASE NO. 7974
WINDWARD YACHT CENTER (PARCEL 54 at 13645 FIJI WAY)
MARINA DEL REY
(4th DISTRICT- 4 VOTES)

SUBJECT

This Board letter requests approval of a Marina del Rey lease amendment for Parcel 54 (Windward Yacht Center) that adjusts the square foot rental, increases percentage rents, increases security deposit and updates the insurance provisions.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed lease Amendment No. 10 is categorically exempt under the California Environmental Quality Act pursuant to class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines and Section 15301 of the State CEQA Guidelines.

2. Approve and authorize the Chairman to sign the attached Amendment No. 10 to Lease No. 7974 pertaining to the readjustment of rents and insurance for a ten-year term ending December 31, 2018, and adding a provision to safeguard minimum rent against future downward adjustments.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Marina del Rey leases generally provide for the periodic review of leasehold rents and liability insurance coverage to ensure that the rental rates payable to the County are maintained at current fair market levels and that the amount of general liability insurance is adequate to protect the County's interests. County rents are typically computed as the greater of either a fixed minimum rent or the total of varying percentages of the lessee's gross receipts from uses of the leasehold.

The Parcel 54 lease requires adjustment of rents and insurance on January 1, 1999 (1999 Rental Adjustment Date) and every tenth anniversary thereafter. Amendment No. 10 memorializes square foot rental (minimum rent) and percentage rate increases that occurred as of the 1999 Rental Adjustment Date but weren't formalized in a lease amendment. Specific to minimum rent, it provides for the minimum rent to be adjusted on the first day of January of every third year from January 1, 2002 to an amount equal to 75% of the average annual rent payable by the lessee to the County over the prior three years. With respect to changes of percentage rentals that occurred as of the 1999 Rental Adjustment Date, Amendment No. 10 reflects rate increases as follows: Dry Boat Storage from 20% to 25%; Land and Water Facilities from 7.5% to 12.5%; Office Rents from 11% to 12.5%; Do it Yourself/Haul Out from 4% to 5%; Do it Yourself/Dock from 3% to 25%. Also, a Liveaboard category was established at 25% and the Boat Brokerage percentage changed from 10% to the greater of 1) 5% of commissions, or 2) $0.15 per square foot per month of defined outdoor display area, if any, plus 12.5% of rent received for broker's office rental.

With respect to the 2009 Rental Adjustment Date, Amendment No. 10 reflects rates that are within the range of comparable rates at other Marina del Rey leaseholds. Through a negotiated settlement, the lessee has agreed to maintain percentage rent for Boat Slips and Anchorage at 25% and increase the rate for the Commercial Boating category from 5% to 6% and the Office Rents category from 12.5% to 13.5%. As of the 2009 Rental Adjustment Date, the Amendment also provides that the rental security deposit be maintained at an amount equal to one month's minimum rent and, as of the date the Amendment is executed, incorporates changes to the indemnity clause, insurance requirements, and miscellaneous insurance provisions to conform to the Chief Executive Office Risk Management Branch's new and more stringent requirements. Finally, the Amendment provides for a "Retroactive Rent and Interest" provision as allowed under section 15 of the Lease.

Amendment No. 10 also provides that, following Amendment No. 10 Effective Date, all annual minimum rent adjustments shall either increase the annual minimum rent or maintain it at the then-current amount.

Implementation of Strategic Plan Goals

The recommended action will keep County percentage rent categories at this parcel comparable to other Marina del Rey leaseholds and incorporates the new insurance provisions, in fulfillment of Strategic Plan Goal No. 1, "Operational Effectiveness", Strategy 2, "Fiscal Sustainability".

FISCAL IMPACT/FINANCING

There will be no significant current financial impact, as the Lessee has been paying the new rates since 1999. Since the 1999 Rental Adjustment Date through the end of 2011, the total increase in revenue from the new rates has been $94,411.

Operating Budget Impact

This leasehold is not reporting rent in the Commercial Boating Activities and Office Rents categories. Therefore, the 1% increase in those categories, as proposed in the 2009 rental Adjustment Date will not affect our Adopted 2011-12 Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Commonly known as Windward Yacht Center, Parcel 54 contains 54 boat slips and a 1,500 square foot building for boat repair and retail businesses. The leasehold occupies 3.56 acres of land and 2.98 acres of water in Marina del Rey. The 60-year lease between the County and lessee's predecessor-in-interest was executed in 1964.

This Amendment has been approved as to form by County Counsel. At its meeting of _____, the Small Craft Harbor Commission _____ the Director's recommendation that your Board approve and execute the proposed Amendment.

ENVIRONMENTAL DOCUMENTATION

The proposed Amendment is exempt under the California Environmental Quality Act pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services from your Board's approval of Amendment No. 10.

CONCLUSION

Please have the Chairman sign all three copies of Amendment No. 10 and have the Executive Officer of the Board return two executed copies, as well as a copy of the adopted Board letter, to the Department of Beaches and Harbors.

Respectfully submitted,

Santos H. Kreimann
Director

Attachment (1)

c: Chief Executive Officer

County Counsel
Executive Officer, Board of Supervisors

AMENDMENT NO. 10 TO LEASE NO. 7974

PARCEL NO. 54 - MARINA DEL REY SMALL CRAFT HARBOR

READJUSTMENT OF RENT

THIS AMENDMENT TO LEASE is made and entered into this _____ day of _____, 2012 (the "Effective Date").

BY AND BETWEEN **COUNTY OF LOS ANGELES, hereinafter referred to as "County",**

AND **WINDWARD YACHT AND REPAIR, INC., a California corporation, hereinafter referred to as "Lessee".**

W I T N E S S E T H:

WHEREAS, County and Lessee's predecessors in interest entered into Lease No. 7974 under the terms of which County leased to Lessee's predecessors in interest that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, now commonly known as Parcel 54, which leasehold premises (the "Premises") are more particularly described as Exhibit "A" attached to and incorporated in said lease, as amended (the lease and all amendments are collectively hereafter referred to as the "Lease"); and

WHEREAS, Section 15 of said Lease provides that as of January 1, 1999, and as of January 1st of every tenth year thereafter (the "Rental Adjustment Date"), the square foot rental, all categories of percentage rentals and liability insurance requirements (collectively, the "Adjusted Rentals") shall be readjusted by Lessee and County in accordance with the standards established in said Section 15; and

WHEREAS, Section 15 further provides that such readjustments shall be accomplished by agreement of the parties and in the event such agreement cannot be reached, the readjustments shall be settled by binding arbitration in the manner set forth at length in said Section 15; and

WHEREAS, the parties hereto have reached agreement with respect to the Adjusted Rentals that are to apply for the ten-year period commencing on January 1, 1999 (the "1999 Rental Adjustment Date") and the ten-year period commencing on January 1, 2009 (the "2009 Rental Adjustment Date");

NOW, THEREFORE, in consideration of the mutual agreements, covenants and restrictions contained herein, the parties, and each of them, agree as follows:

1. **SECURITY DEPOSIT.** Commencing as of the 2009 Rental Adjustment Date, the first paragraph of Section 7 (SECURITY DEPOSIT) is hereby deleted and the following substituted therefor:

"The security deposit shall be maintained at an amount equal to one month of current monthly minimum rent."

2. **SQUARE FOOT RENTAL.** Commencing as of the 1999 Rental Adjustment Date, the first paragraph of Section 12 (SQUARE FOOT RENTAL) of said Lease is deemed deleted and the following substituted therefor:

"Commencing as of the 1999 Rental Adjustment Date, the annual square foot rental for the whole of the Premises shall be $74,290.53. On January 1, 2002 and every third year thereafter, the annual square foot rental shall be readjusted to equal seventy-five percent (75%) of the annual average of all rents payable by the Lessee under the Lease for the immediately preceding three-year period. Provided, however, that for the remaining Term of the Lease in no event shall annual square foot rental ever be reduced to an amount that is less than the annual square foot rental that was in effect for the year immediately preceding such adjustment"

3. **PERCENTAGE RENTALS FOR THE 1999 RENTAL ADJUSTMENT DATE.** Commencing as of the 1999 Rental Adjustment Date, subsections (a), (b), c(ii), (c)(iii), (e), (u) and (v) of Section 13 (PERCENTAGE RENTALS) are deemed deleted and the following subsections (a), (b), (c)(ii), (c)(iii), (e)(i), (e)(ii), (e)(iii), (u) and (v) are correspondingly substituted therefor:

"(a) TWENTY-FIVE PERCENT (25%) of gross receipts from the rental or other fees charged for the use of boat slips, anchorages, moorings, dockside gear lockers, dockside storage space, liveaboards, and such other facilities and services ancillary thereto as are generally provided in common to all tenants.

(b) TWENTY-FIVE PERCENT (25%) of gross receipts from the rental or other fees charged for the use of dry storage facilities, landside gear lockers, landside storage space, boats, motors, tackle, recreational equipment, tools, equipment, launch and retrieving of small boats, and from the sale of live bait.

(c)(ii) TWELVE AND ONE-HALF PERCENT (12.5%) of gross receipts or other fees charged for the occupancy of structures and other facilities other than Apartments or Offices, such as (1) hotel and/or motel accommodations, (2) house trailers, (3) meeting rooms, (4) rental of land and/or water facilities for activities not otherwise provided for in this Section, such as, but not limited to, television and/or motion pictures, (5) parking fees or charges except where such parking fees or charges are collected in conjunction with an activity, the gross receipts from which are required to be reported in a percentage category greater than TWELVE AND ONE-HALF PERCENT (12.5%).

(c)(iii) TWELVE AND ONE-HALF PERCENT (12.5%) of gross receipts or other fees charged for the occupancy of offices utilized for banking, financial or investment activities, internal clerical or administrative activities of business enterprises, real estate and

insurance brokerage, legal, medical, engineering, travel agencies, or similar professional services (collectively, "Offices"), but not to include, however, stores, shops or other commercial establishments, the gross receipts pertaining to which are subject to percentage rentals and specifically required to be reported under other subsections of this Section.

(e)(i) For boat brokerage activities, the greater of (A) FIVE PERCENT (5%) of boat brokerage commission or other fees earned from boat brokerage; or (B) FIFTEEN CENTS ($0.15) per square foot per month of landside outdoor display area, if any, utilized for the boat brokerage activities plus rent owed, if any, pursuant to subsection (c)(iii) of this Section 13, for office space utilized for the boat brokerage activity.

(e)(ii) FIVE PERCENT (5%) of commissions or other fees earned from car rental agencies, marine insurance commissions where the sale of insurance is conducted in conjunction with boat sales and/or boat brokerage, telephone service charges, laundry and dry cleaning commissions and other similar activities where earnings are normally on a commission basis when said activity is approved in advance by Director.

(e)(iii) Notwithstanding any other provision of this Lease, the monetary amount specified in subsection (e)(i)(B) of this Section 13 shall be adjusted concurrently with the date that percentage rent is to be readjusted in any manner pursuant to Section 15, hereof, to the amount that is equal to seventy five percent (75%) of the average monthly rent then payable to the County per square foot of land for all parcels leased by the County to third parties within Marina del Rey for which the County receives at least $25,000 per year in gross rental income.

(u) FIVE PERCENT (5%) of the gross receipts from hauling, launching and lay fees for boat owner do-it-yourself activities.

(v) TWENTY FIVE PERCENT (25%) of gross receipts from work docks for boat owner do-it-yourself facilities."

4. PERCENTAGE RENTALS FOR THE 2009 RENTAL ADJUSTMENT DATE. Commencing as of the 2009 Rental Adjustment Date, subsections (c)(iii) and (g) of Section 13 (PERCENTAGE RENTALS) are deemed deleted and the following subsections (c)(iii) and (g) are correspondingly substituted therefor:

"(c)(iii) THIRTEEN AND ONE-HALF PERCENT (13.5%) of gross receipts or other fees charged for the occupancy of offices utilized for banking, financial or investment activities, internal clerical or administrative activities of business enterprises, real estate and insurance brokerage, legal, medical, engineering, travel agencies or similar professional services (collectively, "Offices"), but not to include, however, stores, shops or other commercial establishments, the gross receipts pertaining to which are subject to percentage rentals and specifically required to be reported under other subsections of this Section.

(g) SIX PERCENT (6%) of gross receipts received by Lessee or sublessee, or TWENTY PERCENT (20%) of any commissions or fees collected by Lessee or sublessee

from commercial boating activities, including, but not limited to, charter boat, bareboat charters and sport fishing boats as further defined in Policy Statement No. 21."

5. COMMERCIAL SUBLEASES. Commencing as of the Effective Date, Section 22 (SUBLEASES, ASSIGNMENTS, TRUST DEED BENEFICIARIES, MORTGAGEES AND SUCCESSORS) of said Lease is hereby amended by adding the following paragraph at the end of subsection (A)(1):

"Without limiting the foregoing, any proposed commercial sublease, or any amendment or assignment of an existing commercial sublease covering new or used boat and boat trailer sales or boat brokerage activities, shall demonstrate to the complete satisfaction of the Director that the rental payment obligations of the sublessee to the Lessee reflect the financial benefits provided by the County to the Lessee as set forth in subsections (d) and/or (e)(i) of Section 13 of this Lease."

6. RETROACTIVE RENT AND INTEREST. In accordance with the provisions of Section 15 of the Lease, Lessee shall pay to County, within ten (10) days following the Effective Date, for the period between the 1999 Rental Adjustment Date and the actual date of payment, (the "Retroactive Period") the amounts owed by Lessee to County representing the difference between (i) the percentage rents payable by Lessee under the rental rates in effect prior to the effectiveness of this Lease Amendment from the 1999 Rental Adjustment Date and the 2009 Rental Adjustment Date, respectively, to the Effective Date and (ii) the sum which is calculated to be due for percentage rent from the 1999 Rental Adjustment Date and the 2009 Rental Adjustment Date, respectively, to the Effective Date based upon the rental rates as set forth in this Lease Amendment (the "Retroactive Rent").

7. INSURANCE. Commencing as of the Effective Date, Sections 25 through 28 of said Lease are deleted in their entirety and following substituted therefor:

"25. INDEMNITY CLAUSE.

Lessee shall indemnify, defend and hold the County and its Special Districts, elected and appointed officers, employees and agents harmless from and against all liability, including, but not limited to, demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees), arising from or connected with Lessee, its members, agents and invitees, operations and use of the Premises.

26. INSURANCE REQUIREMENTS.

Without limiting Lessee's indemnification of County and during the term of this Lease, Lessee shall provide and maintain the following insurance specified in this Lease. Such insurance shall be primary to and not contributing with any other insurance or self-insurance programs maintained by County, and such coverage shall be provided and maintained at Lessee's own expense.

A. General Liability insurance (written on ISO policy form CG 00 01 or its equivalent) and endorsed to name County as an additional insured, with limits of not less than the following:

General Aggregate:	***$5 million***
Products/Completed Operations Aggregate:	***$5 million***
Personal and Advertising Injury:	***$5 million***
Each Occurrence:	***$5 million***

B. Automobile Liability insurance (written on ISO form CA 00 01 or its equivalent), with a limit of liability of not less than $1 million for each accident and providing coverage for all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto". If and when valet parking services are provided at the Premises, Lessee shall provide Garagekeeper's Legal Liability coverage (written on ISO form CA 99 37 or its equivalent), with limits of not less than $3 million for this location.

C. Workers' Compensation and Employers' Liability insurance providing Workers' Compensation benefits, as required by the Labor Code of the State of California and for which Lessee is responsible. If Lessee's employees will be engaged in maritime employment, coverage shall provide Workers' Compensation benefits as required by the U.S. Longshore and Harbor Workers' Compensation Act, Jones Act or any other federal law for which Lessee is responsible. In all cases, the above insurance shall also include Employers' Liability coverage with limits of not less than the following:

Each Accident:	$1 million
Disease - policy limit:	$1 million
Disease - each employee:	$1 million

D. If operating a marina, berthing, docking and/or launching of boats and/or pleasure crafts, and/or use of floating docks, piers and/or ramps, Lessee shall provide Marina Operator's Liability insurance with a liability limit of not less than $5 million per occurrence and an annual aggregate of $10 million. If written on a "claims made" form, the coverage shall also provide an extended two-year reporting period commencing upon the expiration or earlier termination of this Agreement.

E. Commercial Property insurance, which:

(1) Shall cover damage to Premises, including improvements and betterments, from perils covered by the Causes-of-Loss Special Form (ISO form CP 10 30 or its equivalent), Ordinance or Law Coverage and Business Interruption equal to six-months' rent;

(2) Shall be written for the full replacement value of the property, with a deductible no greater than $250,000 or 5% of the property value, whichever is less; and

(3) Upon the occurrence of any loss, the proceeds of such insurance shall be held by County in trust for the named insureds as their interests appear. In the event of such loss, Lessee shall be obligated to rebuild or replace the destroyed or damaged

buildings, structures, equipment and improvements to the full satisfaction of the County. Said obligation to rebuild or replace is not dependent upon the existence of insurance. County shall reimburse Lessee for said rebuilding or replacement out of and to the full extent of the proceeds of said insurance as payments are required for said purposes. Any surplus proceeds after said rebuilding or replacement shall be distributed to the named insureds as their interests may appear.

F. Liquor Liability insurance: If and when the manufacture, distribution or service of alcoholic beverages occurs in the Premises, Lessee also shall provide Liquor Liability insurance (written on ISO policy form CG 00 33 or 34 or their equivalent) with limits of not less than $5 million per occurrence and $10 million aggregate. If written on a "claims made" form, the coverage shall also provide an extended two-year reporting period commencing upon the expiration or earlier termination of this Agreement, or replacement coverage shall be maintained until such time.

27. MISCELLANEOUS INSURANCE PROVISIONS.

A. Waiver of Subrogation: Lessee shall obtain appropriate endorsements upon all insurance policies waiving subrogation by the insurer(s) against County.

B. Evidence of Insurance: Certificate(s) or other evidence of coverage satisfactory to County shall be delivered to County prior to the Commencement Date. Such certificates or other evidence shall:

(1) Specifically identify this Lease.
(2) Clearly evidence all coverages required in this Lease.
(3) Contain the express condition that insurer will use its best efforts to give written notice by mail to County at least 30 days in advance of cancellation for all policies evidenced on the certificate of insurance.
(4) Identify any deductibles or self-insured retentions exceeding $25,000.

C. Review of Insurance Requirements: Insurance is to be provided by insurers acceptable to the County with an A.M. Best rating of not less than A:VII, unless otherwise approved by County.

D. Failure to Maintain Coverage: Failure by Lessee to maintain the required insurance, or to provide evidence of insurance coverage acceptable to County, shall constitute a material breach of this Lease.

E. Notification of Incidents, Claims, or Suits: Lessee shall report to County any accident or incident relating to services performed under this Lease that involves injury or property damage, which might reasonably be thought to result in the filing of a claim or lawsuit against Lessee and/or County. Such report shall be made in writing within 72 hours of Lessee's knowledge of such occurrence.

F. Compensation for County Costs: In the event that Lessee fails to comply with any of the indemnification or insurance requirements of this Agreement, and such failure to comply results in any costs to County, Lessee shall pay full compensation for all

reasonable costs incurred by County.

28. [INTENTIONALLY OMITTED.]"

8. MISCELLANEOUS. Except as herein specifically amended, all terms, conditions and provisions of the Lease shall be and continue to remain in full force and effect and are unmodified, and each of the parties hereto reaffirms and re-acknowledges its respective obligations under the Lease as amended hereby.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment No. 10 to Lease No. 7974 to be subscribed by the Chair of said Board and attested by the Executive Officer thereof, and the Lessee or its duly authorized representative, has executed the same.

COUNTY OF LOS ANGELES

By:_____

Zev Yaroslavsky

Chairman, Board of Supervisors

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Supervisors

By:_____
Deputy

LESSEE:

WINDWARD YACHT AND REPAIR, INC.,
a California corporation

By:_____
Its:_____

APPROVED AS TO FORM:

JOHN F. KRATTLI

County Counsel

By:_____
Senior Deputy

Parcel 54 Lease Amendment Summary

Small Craft Harbor Commission
August 8, 2012

Parcel 54 Comparisons

	Appraised Rates August 1999	**Market Rates Feb 2010**	**Market Rates March 2010**
Category	Parcel 54*	Parcel 7	Parcel 8
Anchorage (A)	25%	25%	25%
Dry Storage (B)	25%	20%	20%
Land & Water (C5)	12.5%	n/a	n/a
Office Rents (C7)	12.5%	n/a	n/a
*Parcel 54 appraisal			
n/a = Not available/not included in the appraisal for this parcel.			

Parcel 54 Comparisons

	Appraised Rates August 1999	**Market Rates Feb 2010**	**Market Rates March 2010**
Category	Parcel 54*	Parcel 7	Parcel 8
Liveaboard (C9)	25%	25%	n/a
Boat Brokerage (E1)	5%	n/a	n/a
DIYS/Haul Out (U)	5%	n/a	n/a
DIYS/Dock (V)	25%	n/a	n/a
*Parcel 54 appraisal			
n/a = Not available/not included in the appraisal for this parcel.			

Parcel 54-Total Income 1998-2011

Year	Total Income	Year	Total Income
1998	$123,685	2005	$219,524
1999	$128,633	2006	$223,673
2000	$146,441	2007	$230,185
2001	$147,239	2008	$231,543
2002	$167,958	2009	$237,281
2003	$171,779	2010	$227,811
2004	$193,017	2011	$232,800

Parcel 54

1999 Lease Amendment Percentage Adjustments

Category	Description	Former	Proposed
(B)	Dry Storage	20%	25%
(C5)	Land/Water	7.5%	12.5%
(C7)	Office Rents	11%	12.5%
(U)	DIYS Haul out	4%	5%
(V)	DIYS Dock	3%	25%

Parcel 54

1999 Lease Amendment Percentage Adjustments

Category	Description	Former	Proposed
(C9)	Liveaboard category		25%
(E1)	Boat Brokerage	10%	*

* Greater of 5% of commissions or $0.15/SF per month of defined display area + 12.5% of rent received for broker's rental office rental.

Parcel 54

2009 Lease Amendment Percentage Adjustments

Category	Description	Former	Proposed
(A)	Anchorage	no change	25%
(G2)	Commercial Boating	5%	6%
(C7)	Office Rents	12.5%	13.5%

Parcel 54 Comparisons with other Marina rents

Category	Parcel 54	Median Rent
Anchorage	25.0%	25.0%
Dry Storage	25.0%	10.0%
Land/Water	12.5%	7.5%
Office Rents	12.5%	11.0%
Liveaboard	25.0%	25.0%
Boat Brokerage	5.0%	5.0%

Parcel 54 Comparisons with other Marina rents

Category	Parcel 54	Median Rent
DIYS Haul out	5.0%	3.5%
DIYS Dock	25.0%	3.7%

To enrich lives through effective and caring service

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

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

August 2, 2012

TO: Small Craft Harbor Commission

FROM: for Gary Jones Santos H. Kreimann, Director

SUBJECT: **ITEM 8 - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On July 3, 2012 the Board approved and authorized the Director of Beaches and Harbors to accept grant funds in the amount of $28,000, from the State of California Department of Fish and Game for the purpose of funding of the Department's Marina del Rey Oil Spill Response Equipment Program; and authorized the Director to negotiate a grant agreement with the State and execute all necessary documents to accept the grant and act as lead agent for the County when conducting business with the State on any and all matters related to the grant.

On July 17, 2012 the Board approved the Anchorage 47 Dock Replacement Project, Capital project No. 88987, and the total Project budget of $12,250,000, funded by the proceeds from issuance of Tax-Exempt Commercial Paper and the Department of Beaches and Harbors' Operating Budget to the Capital projects/Refurbishment Budget to fund the design cost of the Project; instructed the Chief Executive Office, in collaboration with the Treasurer and Tax Collector, to develop financial recommendations to fund the remaining cost of the Project and authorized the Director of Public Works to proceed with the design of the Project.

On July 31, 2012 the Board approved and instructed the Chairman to sign a three-year contract with Apple One Employment Services at an annual amount no to exceed $250,000, for as-needed temporary personnel services on an intermittent basis, effective September 1, 2012; authorized the Director of Beaches and Harbors to exercise the two one-year renewal options and an additional six month-to-month extensions; and to increase the contract amount up to 10% in any year of the contract or option period for any additional or unforeseen services within the scope of the contract.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey appeared before the Regional Planning Commission during the month of July.

CALIFORNIA COASTAL COMMISSION CALENDAR

On Thursday July 12, 2012 the California Coastal Commission heard an appeal by Daniel Gottlieb of the decision by Los Angeles County to grant a permit with conditions to Legacy Residential to demolish the existing apartments at Parcel 10 and replace with 400 new apartment units and associated improvements. A determination of no substantial issues was reached by the Commission.

On Thursday July 12, 2012 the California Coastal Commission heard an appeal by We ARE Marina del Rey of the decision by Los Angeles County to grant a permit with conditions to Legacy Residential to demolish the existing parking lot and replace with 126 new apartment units and associated improvements. A determination of no substantial issues was reached by the Commission.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

The City of Los Angeles filed with the Court a brief appealing the judgment entered on September 26, 2011 that was consistent with the tentative ruling issued on July 28, 2011, which barred the City from building a new 54-inch sewer main from Venice to Playa del Rey through unincorporated Marina del Rey when another comparable route along Pacific Avenue in City territory exists. A response to the appeal will be prepared by the County and filed within the timeframe required by the Court.

OXFORD BASIN PROJECT UPDATE

DPW reported that the Sediment and Water Quality Characterization Study and the biological study have been completed. The Phase II soil investigation sampling was completed in September 2011 and draft findings were available November 30. 60% design plans have been completed and 100% design plans are expected to be done by August 2012. A consultant has been hired to start the environmental review process. The project is scheduled for completion in early 2014.

A special presentation is schedule for the September 2012 Design Control Board meeting which is planned for a special night session.

REDEVELOPMENT PROJECT STATUS REPORT

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

DESIGN CONTROL BOARD MINUTES

The July design control board meeting was cancelled.

UNLAWFUL DETAINER ACTIONS

For the month of July 2012, there was one unlawful detainer lawsuit for non-payment of rent reported by the lessees.

BIKE ACCESS ON STRIP OF LAND BETWEEN OCEAN FRONT WALK AND THE BEACH

A proposed pathway for a bike path connecting Washington Boulevard to the existing Marina bike path is discussed in the Regional Planning Commission's Los Angeles County Bicycle Master Plan report at:

http://planning.lacounty.gov/assets/upl/case/r2011-00874_revised_draft_bicycle_master_plan.pdf

MARINA DEL REY SLIP VACANCY REPORT

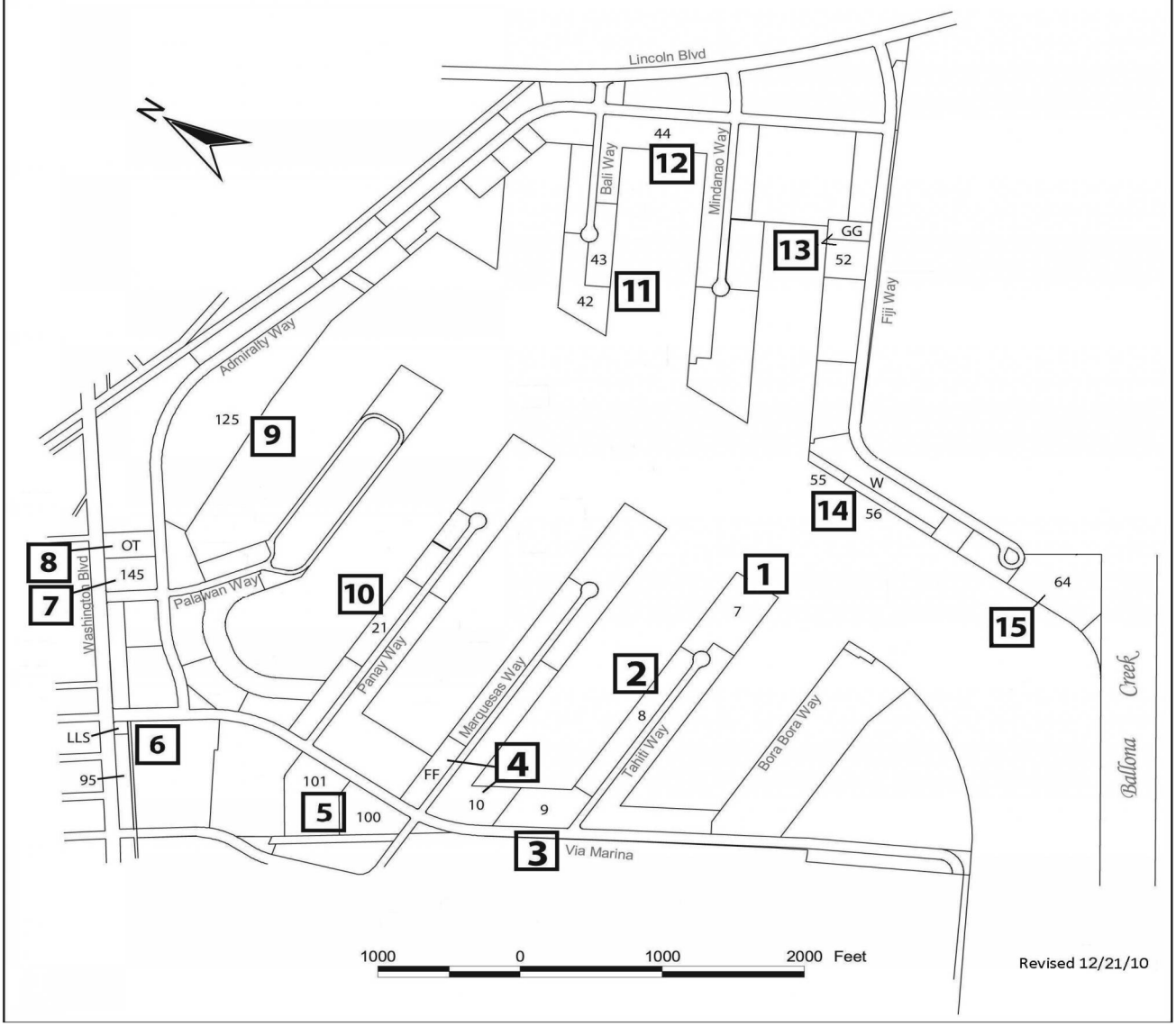
The overall vacancy percentage across all anchorages in Marina del Rey stood at 18.06% in June 2012. Adjusted to remove out of service slips and 50% of available double slips, vacancy within Marina del Rey stands at 16.50%. Vacancies in the various size classifications are separated by anchorage and are provided in the document attached.

SHK:mk
Attachments (2)

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of July 31, 2012

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
				Seeking Approvals		
2	**8** -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	**Massing** -- Two 3-story residential buildings over parking; 41' and 48'. **Parking** -- 315 residential parking spaces and 172 slip parking spaces.	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. On 10/12/11 the SCHC endorsed the renewal of the lease extension option. BOS will consider the lease extension option on 10/18/11. Regulatory -- DCB continued from July 2008 with conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10. DCB final design for site renovation was approved on 1/18/12.	No Variance proposed
3	**9** -- Proposed Hotel on northern half of Parcel 9U	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites)	**Massing** -- Revised project will be resubmitted at a later date. **Parking** -- Parking plan will be resubmitted at a later date.	Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS; on April 26, 2011, the BOS asked that the remodified hotel design return to RPC and DCB for reconsideration. The project was appealed to the CCC on 06/07/12. An appeal date of the Wetland Park on P-9 before the CCC has not been scheduled yet.	
4	**10/14 (FF)** -- Neptune Marina/ Legacy Partners	Tim O'Brien	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	**Massing** -- Four 55' tall clustered 4-story residential buildings over parking with view corridor **Parking** -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; on April 26, 2011, the BOS indicated its intent to approve the project and certified the EIR; Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12. Final approval of the project was granted by the BOS on 5/15/12. The project was appealed to the CCC on 06/07/12. On 7/12/12, the CCC found no substantial issue on the appeals.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
6	**95/LLS** -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*22,432 square feet of commercial/retail/restaurant and public park component.	**Massing** -- Single story buildings **Parking** -- All parking required of the project to be located on site	Proprietary -- New Term sheet at Board in closed session on 1/31/12. Regulatory -- Conceptual DCB design submittal was approved on 5/16/12.	No Variance proposed
7	**145** -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	**Massing** -- Two 3-story buildings, 42' and five 1-story bungalows, 22' **Parking** -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10 and on 2/8/11, approved option to extend the lease term for 39 years. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. SCHC reviewed MND on 12/14/10. BOS certified the MND on 2/08/11. Site Plan Review application approved by DRP on 4/20/11. DCB approval of final design granted on 7/20/11.	No Variance proposed
8	**147 (OT)** -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	**Massing** -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall **Parking** -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 were effective 4/19/12. Final DCB approval on 4/18/12. Last day to appeal project to CCC is 8/1/12 at 5pm.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	**125** -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Marina Walk and fire access improvements with new pavers, railing, landscape and pedestrian amenities.	**Massing** -- No modifications to existing buildings proposed. **Parking** -- Existing 361 shared parking spaces will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement was included in the County's master waterside CDP application to CCC. CCC approved waterside master CDP for dock construciton on 11/3/11. Reconstruction of Marina Walk and docks is anticipated from September 2012 through August 2013. Final approval of promenade improvements granted by DCB on 3/16/11.	CDP for waterside is needed from Coastal Commission No Variance proposed
10	**21** -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	**Massing** -- One 56' tall commercial building with view corridor/community park **Parking** -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied WeAreMdR's appeal of the BOS 4/26/11 determination and approval is final. Final DCB approval granted on 4/18/12. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
11	**42/43** -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	**Massing** -- 36' tall hotel building **Parking** -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Final DCB design was approved on 5/16/12. Parking permit approved by hearing officer on 7/3/12. Last day to appeal was 7/17/12.	No Variance proposed. Parking Permit for reduced parking.
12	**44** - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	**Massing** -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed **Parking** -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. BOS will review CCC approved changes at a future meeting.	Shared Parking Agreement No Variance proposed
13	**52** -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County boatwright facility	**Massing** -- 81.5' high boat storage building partially over water and parking with view corridor **Parking** -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB review continued on March 2007, project disapproved on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR agency review period 12/06/10 through 1/05/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/5/12 in Chace Park, MdR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
14	**55/56/W** -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	**Massing** -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor **Parking** -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
				Construction in Process		
15	**64** -- Breakwater Archstone	Brian Gilchrist	* Complete leasehold renovation	**Massing** -- Existing 224 units in 3 stories with portions over parking **Parking** -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10. BOS approved assignment of Lease Option to Archstone Property Holdings, LLC., and extension of the Option Agreement expiration date to 12/31/11. Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND was recirculated with 30-day public review period 7/5/10 through 8/4/10. SCHC reviewed MND on 9/08/10. BOS certified MND on 9/14/10. Site Plan application in DRP approved 11/9/10. DCB final concept approved 11/17/10. Construction commenced November 2011; 1st phase completion anticipated in June 2012.	No Variance proposed
1	**7** -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	**Massing** -- 3 stories, 36'-'7" in height **Parking** -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11. Construction started March 2012.	No Variance proposed
5	**100/101** -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	**Massing** -- Twelve 75' tall 5-story residential buildings **Parking** -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. BOS approved modifications to the form of Amended and Restated Lease Agreement on 2/15/11. Regulatory -- DCB concept approval 1/20/05. RPC approval June 2006; BOS heard appeal February 2007; and approved project March 2007. DCB final review 7/19/07. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08. Building permit issued 3/3/11; construction started 3/18/11.	Variance for enhanced signage

PROJECT STATUS REPORT - KEY



Marina del Rey Vacancy Report
June 2012

12-Jun	18-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL	TOTAL	%	TOTAL DOUBLE	TOTAL
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VACANT	AVAILABLE	VACANT	VACANT	OUT OF SERVICE
P7	0	8	0.0%	4	80	5.0%	1	44	2.3%	3	42	7.1%	2	12	16.7%	0	7	0.0%	2	21	9.5%	13	214	6.1%		
P8	0	0		5	67	7.5%	9	91	9.9%	7	63	11.1%	0	9	0.0%	0	0		0	0		23	230	10.0%		
P10	3	12	25.0%	10	126	7.9%	2	22	9.1%	1	20	5.0%	0	0		0	0		0	0		17	180	9.4%		
P12	0	0		0	0		2	30	6.7%	3	53	5.7%	4	58	6.9%	6	44	13.6%	0	31	0.0%	20	216	9.3%		
P13	0	0		0	3	0.0%	4	33	12.1%	6	70	8.6%	6	36	16.7%	3	36	8.3%	1	8	12.5%	22	186	11.8%		
P15	9	106	8.5%	1	32	3.1%	0	40	0.0%	0	20	0.0%	6	20	30.0%	9	18	50.0%	0	0		28	236	11.9%		
P18	20	198	10.1%	12	68	17.6%	0	41	0.0%	3	39	7.7%	0	26	0.0%	3	18	16.7%	1	34	2.9%	38	424	9.0%	2	
P20	10	42	23.8%	4	59	6.8%	1	21	4.8%	0	9	0.0%	0	8	0.0%	0	0		0	0		16	139	11.5%		
P21	61	121	50.4%	5	51	9.8%	0	0		0	10	0.0%	0	0		0	0		0	0		70	182	38.5%	39	7
P28	0	0		68	182	37.4%	34	100	34.0%	3	82	3.7%	0	0		1	9	11.1%	0	2	0.0%	116	375	30.9%		
P30	0	8	0.0%	9	70	12.9%	2	51	3.9%	0	33	0.0%	0	26	0.0%	0	52	0.0%	3	55	5.5%	12	295	4.1%	3	2
P41	16	90	17.8%	4	24	16.7%	5	34	14.7%	0	0		0	0		0	0		0	0		24	148	16.2%		
P42-43	51	109	46.8%	54	120	45.0%	18	70	25.7%	2	36	5.6%	0	0		1	10	10.0%	1	4	25.0%	133	349	38.1%		
P44 (P45)	110	269	40.9%	4	51	7.8%	7	71	9.9%	0	0		0	0		0	0		0	0		127	391	32.5%	102	1
P47	17	53	32.1%	34	81	42.0%	14	29	48.3%	2	6	33.3%	0	1	0.0%	1	1	100.0%	0	0		72	171	42.1%		
P53	0	34	0.0%	1	23	4.3%	1	37	2.7%	0	9	0.0%	0	0		0	0		0	0		2	103	1.9%		
P54	0	0		0	3	0.0%	0	0		6	24	25.0%	0	6	0.0%	0	7	0.0%	1	14	7.1%	9	54	16.7%	5	3
P111	0	20	0.0%	0	27	0.0%	0	2	0.0%	2	15	13.3%	0	0		0	8	0.0%	10	39	25.6%	15	111	13.5%		
P112	0	100	0.0%	0	0		0	11	0.0%	1	24	4.2%	0	0		0	0		13	40	32.5%	11	175	6.3%		
P125I	0	13	0.0%	29	118	24.6%	9	88	10.2%	17	60	28.3%	0	11	0.0%	1	22	4.5%	4	8	50.0%	63	320	19.7%		
P132	11	29	37.9%	0	3	0.0%	7	68	10.3%	5	58	8.6%	5	45	11.1%	0	39	0.0%	0	20	0.0%	29	262	11.1%	1	
Grand Total	308	1212	25.4%	244	1188	20.5%	116	883	13.1%	61	673	9.1%	23	258	8.9%	25	271	9.2%	36	276	13.0%	860	4761	18.1%	152	13

Summation

Vacancy in 18'-25'	25.4%
Vacancy in 26'-30'	20.5%
Vacancy in 31'-35'	13.1%
Vacancy in 36'-40'	9.1%
Vacancy in 41'-45'	8.9%
Vacancy in 46' to 50'	9.2%
Vacancy in 51' and over	13.0%

Total Vacancy	18.06%
Vacancy w/o doubles and out of service slips	16.50%