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Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

SMALL CRAFT HARBOR COMMISSION
December 14, 2016
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 October 12, 2016.

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 (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 Boating Section Report (VERBAL REPORT)

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

6. **OLD BUSINESS**

a. Marina del Rey Illegal Charters Update (VERBAL REPORT)

7. **NEW BUSINESS**

a. Report on Assessment of County Commissions Conducted by Outside Consultant at Board of Supervisors' Request (VERBAL REPORT)

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 Dual Force Main Project Update
- Redevelopment Project Status Report
- Design Control Board Minutes
- Marina del Rey Slip Report
- California Coastal Commission Slip Report
- Fisherman's Village Progress 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) 305-9538 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA Coordinator may be reached by email at rstassi@bh.lacounty.gov.

SMALL CRAFT HARBOR COMMISSION MINUTES

October 12, 2016

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

Department of Beaches and Harbors (DBH): Steve Penn, Chief of Asset Management Division; Michael G. Rodriguez, Chief Property Manager; Amir Tadros, Real Property Agent II; Gloria Perez, Management Fellow

County: Amy Caves, Senior Deputy County Counsel

Item 1- Call to Order and Pledge of Allegiance

Chair Lumian called the meeting to order at 10:03 a.m., followed by the Pledge of Allegiance led by Deputy Sheriff Richard Godfrey. Chair Lumian read the Commission's policy on public comments.

Item 2- Approval of Minutes

Motion to approve August 10, 2016, Meeting Minutes by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.

Ayes: 4 – Chair Lumian, Vice Chair Rifkin, Mr. Alfieri and Mr. Lesser

Motion to approve September 21, 2016, Special Meeting Minutes by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.

Ayes: 4 – Chair Lumian, Vice Chair Rifkin, Mr. Alfieri and Mr. Lesser

Item 3 – Communication from the Public

Peter Beale stated that he was told by DBH staff that the Mariners Bay project was not approved; however, he received a notice from Mariners Bay, confirming that they will begin evicting tenants in December. He also requested further clarification.

Steve Penn explained that before the Lessee of Mariners Bay can proceed with their construction they must submit a Slip Transition Plan to DBH for approval, which is part of the Coastal Commissions conditions. He added that the plan has not been approved yet, and the goal of the department is to work with the Lessee so they are able to accommodate all their tenants.

Alex and Anastasia Aleksandrov, owners of the Marina Sailing Club, spoke about the changes to their operation and the additional expenses due to their relocation.

Commissioner Lesser inquired about the Task Force meeting.

Chair Lumian and staff determined that the Task Force updates would be discussed after the public comment period.

Mike Leneman inquired about the mast-up storage and the auction of boats.

Chair Lumian replied that there will be an update during the Boating Section Report.

Steve Curran said that at the Task Force meeting, it was agreed upon that sailing instruction would take place out of Parcel 47. He was also told (at the Task Force Meeting) that due to safety concerns, and increase usage of the docks, boat brokers would not be allowed to operate out of Parcel 47. He then elaborated on the fact that boat brokers only utilize their boats at the time of transaction; otherwise they sit in the docks unused.

Steve Penn responded to Commissioner Lesser's inquiry about the Task Force meeting. He explained that during the meeting they were focused on the immediate needs of the displaced slip tenants due to Parcel 44's construction. He further explained that they did not want to be distracted by other issues such as illegal charters, and mentioned that the sailing schools were a priority. He stated that, after the Task Force meeting, a decision was made to allow the schools to conduct their operations at Anchorage 47, and that boating staff is working with the sailing school operators so they can revise their permits to include said activity.

Chair Lumian agreed with Steve Penn and mentioned that he was pleased with the outcome of the Task Force meeting. He added that focus of the meeting was to move the sailing schools from Pier 44 over to Anchorage 47, monitoring it closely. He also spoke about addressing the charter issues and expressed his disappointment about the displacement of Mr. Steve Curran's slips and relocation of his business to Long Beach.

Item 4 – Communication with the Commissioners
Commissioner Lesser disclosed his meeting with Supervisor Knabe regarding the boat brokers, and expressed concern about losing brokers to other areas which is causing the marina to lose revenue.

Item 5a – Marina Sheriff
Deputy Sheriff Richard Godfrey presented the liveaboard report. He also announced that the removal of abandoned vessels has increased due to construction; however, no sufficient funds are available for demolition of these vessels. He suggested that future developers should bear the cost of the removal of abandoned boats.

Commissioner Alfieri inquired if the abandoned boats can be donated.

Deputy Godfrey replied that the boat owners can donate their boats; however, most of the boats are dilapidated and in poor condition, making them undesirable or unwanted donations.

Chair Lumian asked about the status of the new funding of the Watercraft Abatement Fund and Vessel Turn-In Program.

Deputy Godfrey replied that the Board of Supervisors (BOS) is expected to approve the funds in December. He also added that there is also a 10% County match.

Chair Lumian inquired about the seaworthy ordinance and enforcement.

Deputy Godfrey replied that during the inspection process they look at the boats' fuel in the bilge and safety equipment. He also mentioned that inspections occur once a year.

Greg Schem stated that he works on a lot of the boat demolitions and mentioned that the condition of the boats are beyond repair. He added that the demolition cost for each boat is approximately $3000 because it consists of removing the oils, battery, and other items that can be harmful. He suggested finding another way to supplement the financing because there's too many boats to demolish so they simply end up getting sunk out at sea where the impact is harmful to the environment. He suggested writing the BOS a letter or asking for other sources of capital.

Chair Lumian requested putting this item on next meeting's agenda.

Item 5b – MdR and Beach Special Events
Catrina Love reported that the Discover Marina del Rey event was successful and further announced upcoming fall activities planned for Marina del Rey, including having haunted tall ships on display during Halloween. She also announced the two separate fireworks shows scheduled for the New Year Celebration.

Chair Lumian announced that the Boys & Girls Club of Venice and Supervisor Ridley Thomas will honor the boys and girls who've been in the sailing program on October 19, 2016.

Item 5c – Marina Boating Section Report
Penelope Rodriguez reported that some of the marinas within Marina del Rey are closing and sending notices to their tenants. As a result, the Boating Section is trying to accommodate as many boaters as possible. She added that they have placed a hold on the dry storage spaces for people who were not being displaced. She mentioned that Anchorage 47 has an 8.7% vacancy rate and most of the slips available are in the smaller 17ft-25ft range, and the 36ft-40ft range mast-up spaces are filling up quickly. She further explained that after taking in boats from Pier 44, mast-up storage has 41 available spaces with 24 people on the waiting list. She stated that staff will be calling the people on the waitlist to accommodate them. Parcel 77 (power boat storage) only has 7 open spaces available with 85 people on the waitlist. She also mentioned that 30 boats are going through lien sales, but there is no set date for the sales.

Chair Lumian asked how many spaces are available at mast-up storage.

Penelope Rodriguez replied that there are 41 spaces available with a waiting list of 24 people, which are probably people that are not being displaced so staff will be contacting them to see if they are still interested.

Captain Alex Balian pointed out that he did not see the enforcement of illegal yacht charters on the agenda and inquired about the status of it.

Captain Zimmerman expressed concern about the issues and long waiting periods in regard to the mast-up storage.

Chair Lumian asked to place the illegal charters Item on the next month's agenda.

Steve Penn stated that the illegal charters item will be placed on the agenda, he added that the department has increased its efforts in addressing the issue. He further explained that DBH does not have enforcement power such as the sheriff. However, once the illegal charter is identified in a leasehold, staff will notify the lessee of the particular marina about the illegal activity and request their action to address it; otherwise the lessee will receive a notice of lease violation based on the ground lease agreement. So far it seems to be effective in some cases. But unfortunately the matter is proliferating and some illegal charters are just moving from marina to marina which creates continuing efforts.

Commissioner Alfieri asked who handles this matter.

Steve Penn replied that his division handles these types of issues based on the enforcement of contracts but will have to coordinate efforts with the sheriff and other agencies to enforce the illegal charters.

Commissioner Alfieri expressed concern about the continuation of this issue and asked for a monthly report, he also stated that the department should get all agencies involved to enforce the issue and be consistent.

Commissioner Lesser agreed with Commissioner Alfieri and suggested having the lessee give a warning to the illegal charter operators; and if this matter continues, then said charters must be evicted and their names given to the dockmasters in the harbor.

Chair Lumian asked staff to consider putting the illegal boat charters item under the regular reports, Boating Section, or staff reports to have a monthly update.

Commissioner Lesser requested that staff present a proposed plan on enforcement of illegal boat charters at the next meeting.

Gerry Purcell spoke about the slip problems in the marina and the impact it has on the boat sales.

Steve Penn stated that the department is mindful of the displacement of local businesses due to a shortage of slips and they have been working with various lessees to coordinate a logistic construction timeline to avoid a severe impact and will continue that effort.

Commissioner Lesser inquired if a boater sells their boat located in a slip, would the slip be transferable to the new owner.

Steve Penn replied that he wasn't sure but he believes it's really just the practice of each individual marina.

Commissioner Lesser stated that if a boat owner wants to sell their boat but is told that if they sell the boat they must leave the slip, it makes it difficult for them to sell the boat.

Amy Caves stated that staff would have to get back to him about the answer because they would need to look at the contract.

Jim Doler the dockmaster of Pier 44 stated that the decision is under the discretion of the dockmaster of each marina, and it's not allowed at his marina because they run a credit check. If the applicant does not pass the credit check they will be denied the slip.

Peter Beale stated that the slip report at the last Special Meeting was out of date and asked if there was an updated report available. He also expressed frustration about staff not answering audience's questions.

Commisioner Lesser reassured Mr. Beale that his question was indeed answered and that he will review the tape with him.

Item 6a – Old Business
None.

Item 7a – Lease Amendment for Parcel 141 (Marriott Hotel) to include Decennial Rent Adjustment.
Michael Rodriguez provided the staff report.

Commissioner Lesser asked what the hotel grosses in a year.

Steve Penn replied that the gross revenue for the last fiscal year is approximately $37million.

Commissioner Lesser stated that the numbers didn't look correct.

Steve Penn replied that the cover memo may have some errors and staff will look into it and make any corrections.

Commissioner Rifkin inquired about the expiration of the lease.

Michael Rodriguez replied that he wasn't sure of the exact date, but is a long ways away.

Commissioner Rifkin requested that the staff report be corrected for possible typo errors.

Commissioner Alfieri requested to be updated at the next meeting with correct numbers for information purposes.

Steve Penn replied that staff will make corrections.

Motion to approve by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.

Ayes: 4 – Chair Lumian, Vice Chair Rifkin, Mr. Alfieri and Mr. Lesser

Item 8 – Staff Reports
Steve Penn provided the staff reports.

Commissioner Rifkin commented on the Slip Vacancy Report and noted that biggest vacancies are in the 17ft to 25ft range.

Commissioner Lesser stated that the Coastal Commission has mandated small slips without understanding that most of the vacancies in Marina del Rey are in the small slips and suggested that someone speak to the commission.

Adjournment
Chair Lumian adjourned the meeting at 11:31 a.m.

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES SEPTEMBER 2016

	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	Parks 2791	**TOTALS**
Homicide											0
Rape											0
Robbery: Weapon								1	1		2
Robbery: Strong-Arm								1			1
Aggravated Assault	3							2			5
Burglary: Residence			1				6	6	3		16
Burglary: Other Structure	1						1	1			3
Grand Theft	5	4		2		1	1	2	1		16
Grand Theft Auto		2					3				5
Arson											0
Boat Theft											0
Vehicle Burglary	6				2	2	2	4	1		17
Boat Burglary		1									1
Petty Theft	8	4			3	1	2	4	2	1	25
REPORTING DISTRICTS TOTALS	**23**	**11**	**1**	**2**	**5**	**4**	**15**	**21**	**8**	**1**	**91**

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

Source- LARCIS, **Date Prepared October 04, 2016**
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - SEPTEMBER 2016

Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault		
Burglary: Residence		6
Burglary: Other Structure		1
Grand Theft		1
Grand Theft Auto		3
Arson		
Boat Theft		
Vehicle Burglary	2	2
Boat Burglary		
Petty Theft	3	2
Total	**5**	**15**

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

Source- LARCIS, **Date Prepared October 04, 2016**
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- SEPTEMBER 2016

Part I Crimes	MARINA AREA (RD'S 2760-2763)	EAST END (RD'S 2764-2768)
Homicide		
Rape		
Robbery: Weapon		2
Robbery: Strong-Arm		1
Aggravated Assault	3	2
Burglary: Residence	1	15
Burglary: Other Structure	1	2
Grand Theft	11	5
Grand Theft Auto	2	3
Arson		
Boat Theft		
Vehicle Burglary	6	11
Boat Burglary	1	
Petty Theft	12	13
Total	**37**	**54**

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

Source- LARCIS, **Date Prepared – October 04, 2016**
CRIME INFORMATION REPORT - OPTION 5A

MARINA DEL REY HARBOR
LIVEABOARD COMPLIANCE REPORT
2016

Liveaboard Permits Issued	October	November
New permits Issued:	6	8
Renewal Issued:	15	20
Total:	21	28
Notices to Comply Issued:	18	6

Totals:	October	November
Liveaboard:	312	316
Current Permits:	265	274
Expired Permits:	41	37
No Permits:	6	5

Total reported vessels in Marina del Rey Harbor:	3848
Percentage of vessels that are registered liveaboards	8.21%
Number of currently impounded vessel:	8

Thursday, December 01, 2016

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Caring for Your Coast

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John Kelly
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Deputy Director

December 14, 2016

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: **AGENDA ITEM 5b –MARINA DEL REY SPECIAL EVENTS**

BURTON CHACE PARK WALKING CLUB
Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey
Tuesdays & Thursdays
10:30 a.m. – 11:30 a.m.

The Department of Beaches and Harbors (Department) is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (310) 305-9595.

For more information: Call (310) 305-9595

MARINA DEL REY FARMERS' MARKET
Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey
Saturdays
9:00 a.m. – 2:00 p.m.

The Department, in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Saturdays. The Marina del Rey Farmers' Market offers fresh, locally-grown organic and conventionally grown fruits and veggies. Also available are prepared and packaged foods, hand-crafted products and much more! Paid parking is available for 25 cents for every 10 minutes.

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

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES
13755 Fiji Way ♦ Marina del Rey
Sponsored by Pacific Ocean Management, LLC

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
December 31, 2016 – January 1, 2017
7:00 p.m. – 1:00 a.m.

Bring in the New Year with a bang! Guests are invited to Burton Chace Park at 7 p.m. to watch a live broadcast on a jumbo screen of CNN's *New Year's Eve Live 2017* with Anderson Cooper from Times Square. View the Times Square ball drop and enjoy two ten-minute fireworks show at 8:59:30 p.m. and 11:59:30 p.m., both shot from the Marina's south jetty.

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

GJ:CB:mw

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December 14, 2016

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: **ITEM 6a – MARINA DEL REY ILLEGAL CHARTERS UPDATE**

Item 6a on your agenda is an update on the Marina del Rey Illegal Charters. Michael G. Rodriguez, Chief Property Manager for the Department of Beaches and Harbors will provide the update.

GJ:BL:SP:mr

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December 14, 2016

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: **ITEM 7a – COUNTY COMMISSION ASSESSMENTS REPORT**

Item No. 7a on your agenda is a report commissioned by the Board of Supervisors in July 2015 to assess the roles of all County citizen advisory commissions relative to the revised County governance structure. Arroyo Associates Inc., a consultant firm, was retained to perform the assessment. Their recommendation for the Small Craft Harbor Commission is on pages 2 and 78 of the report.

On October 4, 2016, the Board instructed the Executive Office of the Board to evaluate the recommendations to determine the feasibility and cost of their implementation, and report back in 90 days with options for each recommendation.

To view the complete report, please go to the link below and see *Item 17*, click on *Motion by Supervisors Kuehl and Solis.*

http://file.lacounty.gov/SDSInter/bos/sop/1004914_100416_siglinks.pdf

GJ:BL:SP:mr

Attachment

BEACH COMMISSION, LOS ANGELES COUNTY

Number of Members	20
Number of Board Appointments	20
Staff	Department – Beaches and Harbors
Actual 2015/Number of regular meetings/yr	8/12
Per Diem	None
Year begun	1971
State/Federal Mandate	No

Mission and Goals:
The Beach Commission consists of 20 Board appointees, with more appointees from the Supervisorial Districts with beach communities. The mission of the Commission is to review public policies and practices, capital projects and agreements, as well as ad hoc issues that arise related to County-operated beaches, and make recommendations to the Board and the Department of Beaches and Harbors.

Meetings Held, Attendance, and Vacancy:
The sunset review process completed in 2015 revealed that there was an average of 7 meetings per year and that the average attendance was approximately 55%. While attendance has not been exemplary, the Commission does not utilize much discretionary authority that requires a quorum. There are currently three vacant seats.

Activities and Accomplishments:
The activities of the Commission primarily included hearing presentations on the activities, fees, and legislation concerning the Department. It also included presentations on issues of concern to the management of the beaches, such as beach erosion/sediment management, El Niño preparations, and climate change/sea level rise. It was noted from the survey of commissioners as well as interviews with staff that the meetings have been helpful in providing educational information to the public.

Sunset Review Date:
December 31, 2019

Conclusion:
The primary function of the Commission appears to be on educating the commissioners about the beaches, rather than utilizing the commissioners as advisors and experts on beaches. There also seems to be minimal participation from Supervisorial Districts whose boundaries do not include beaches, leading to vacant seats. While we believe that the Department should hold regular outreach meetings with the Beach cities and interested parties, we do not believe Commission meetings are the appropriate venue. We recommend that the Beach Commission be merged with the Small Craft Harbor Commission to form a Beaches and Harbors Commission so that the public can continue to provide input on the County's beaches and harbors.

The citizen advisory commissions were the primary focus of this assessment, since their role is intended to provide advice on issues relevant to the County government. We have provided these assessments based on Commission Fact Sheets, County Code, State Code, Commission websites, interviews with County staff, commissioner surveys and other information gathered from County staff including attendance records and meeting minutes. Attendance records and meeting minutes were not always available. In some cases, the gathered information provided inconsistent information. Our assessments represent the information we were able to gather. In addition, we were also requested by the Board offices to review the possibilities of merging or sunsetting commissions that had outlived their usefulness to the County. We encourage the County to consider the following recommendations of specific citizen advisory commissions.

A. Summary of Findings and Recommendations for Commissions

Our top findings and recommendations of each of the citizen advisory commissions includes the following:

FINDING #7: *Some commissions have little or no agenda items for regular meetings.*

Some commissions have had many regular meetings cancelled because of lack of business or hold short meetings because of few agenda items. Many times the subject area is too narrow or is no longer a priority for the Board. When this occurs, related commissions should be combined in order to hold more meaningful discussions about policies and services for the County. In the recommendations for merging four commissions into two commissions, it was noted that the current meetings are not achieving their original objectives. In addition, merging of commissions can lead to cost savings for the time and resources utilized to hold separate meetings.

RECOMMENDATION #15: *Merge the Beach Commission with the Small Craft Harbor Commission.*

Currently, both the Beach Commission and the Small Craft Harbor Commission attract members of the public to hear about activities of the beaches and Marina Del Rey. The Beach Commission is currently utilized to present information to the public on issues relevant to the County's beaches. The Small Craft Harbor Commission is also utilized to present public information about new developments in Marina Del Rey as well as activities occurring in the community. A combined Beaches and Harbor Commission could provide more effective advice to the Department and be utilized to provide oversight to the activities of the Department of Beaches and Harbors.

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December 14, 2016

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

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

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On October 4, 2016, the Board of Supervisors approved the assignment of the Parcel 10R lease and the assignment of the option agreements for Parcels 10R and 14, from Legacy Partners Neptune Marina L.P. to GS Neptune Marina Apartments, LLC, and approved amendments to the option agreements for Parcels 10R and 14 to extend each of their terms for up to an additional six months, as well as modifications of the previously-approved leases under the option agreements for Parcels 10R and 14 to accommodate lessee's construction financing and new equity requirements.

On October 18, 2016, the Board of Supervisors approved and authorized the chair to execute the amendment to lease option agreement for an amended and restated lease to extend the term of the existing Parcel 44 lease to facilitate redevelopment of the parcel (Pier 44) in Marina del Rey. Exercise of the option is contingent upon Lessee's receipt of entitlements and fulfillment of other conditions required therein.

On November 1, 2016, the Board of Supervisors approved a motion to direct the Department of Beaches and Harbors, in collaboration with the Department of Regional Planning, the Community Development Commission, the Chief Executive Office, and County Counsel, to consult with affordable housing stakeholders and Marina del Rey lessees to examine the effectiveness of the current Marina del Rey Affordable Housing Policy and report back to the Board within 180 days.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the October 2016 or November 2016 Regional Planning Commission agendas.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the October 2016 or November 2016 California Coastal Commission agendas.

VENICE DUAL FORCE MAIN PROJECT UPDATE

There are no further updates on the Venice Dual Force Main Project since the April 2016 report.

REDEVELOPMENT PROJECT STATUS REPORT

The updated "Marina del Rey Redevelopment Projects Report" is attached.

DESIGN CONTROL BOARD MINUTES

The June, July, September, and November 2016 DCB meetings were canceled due to the lack of new business and the lack of a quorum. The October 2016 DCB meeting was a Special Meeting, no action was taken on any of the pending meeting minutes. The May, August, and October meeting minutes are pending approval.

MARINA DEL REY SLIP REPORT

In September 2016, the overall vacancy rate across all anchorages in Marina del Rey stood at 3.8%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 3.3%. The vacancy data by anchorage and slip length are provided in the attached document.

CALIFORNIA COASTAL COMMISSION SLIP REPORT

Pursuant to certain conditions of the Coastal Development Permit (5-11-131) issued by the California Coastal Commission, the County is required to maintain certain minimum thresholds of slip sizes as a percentage of the entire Marina. The attached document outlines the percentage of each size category as a percentage of all available slips in the Marina.

FISHERMAN'S VILLAGE PROGRESS REPORT

There are no updates.

GJ:BW:SP

ym

Attachments (6)

Marina del Rey Redevelopment Projects Report
As of December 8, 2016

Map Key	Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
2	**9** -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities. * Wetland public park project (1.46 acres).	**Massing** -- Revised project will be resubmitted at a later date. **Parking** -- plan will be resubmitted at a later date.	**Proprietary** -- Option was approved by BOS on 10/6/15. October 2016 –status unchanged **Regulatory** -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP On July 11, 2016, work began on the wetland park.
3	**10/14 (FF)** -- Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 526 apartments. * 161-slip marina + 7 end-ties. * 28 foot-wide waterfront promenade.	**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) * Replacement of public parking both on and off site.	**Proprietary** – December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. **Regulatory** -- On January 21, 2015, the final project design was approved by the Design Control Board. December 2016 –status unchanged.
9	**43** -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	**Massing** -- **Parking**--163 spaces for boaters	**Proprietary** -- BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW. Lessee exercised its option to expand the lease term. December 2016 –status unchanged **Regulatory** -- Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016.

					Regulatory Matter: No Variance proposed. Parking Permit for reduced Parking.
10	**44** - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 82,652 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	**Massing** -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' 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** -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016. **Regulatory** -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016. **Regulatory Matter:** Shared Parking Agreement. No Variance proposed
11	**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. **Parking** with view corridor parking. All parking required of the project to be located on site.	**Proprietary** -- An extension to the Option was approved at the 11/12/13 BOS meeting. September 21, 2016, the SCHC voted 2 to 1 in favor of endorsing the recommendations to approve the Option and the new Lease for Parcel 52. Since three votes were needed to endorse the recommendation, there was no endorsement by the SCHC. On October 25, 2016, Supervisor Knabe referred the project back to DBH. **Regulatory** -- The waterside portion of the project was approved by the Coastal Commission on January 9, 2015. On August 23, 2016, the USACOE approved the 404 permit.
12	**53** -- The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	**Massing** -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. **Parking** -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	**Proprietary** -- On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold. On January 13, 2016, SCHC endorsed DBH's recommendation to extend the lease for 39 years. The grant of option was approved by the BOS at its March 15, 2016 meeting December 2016 –status unchanged **Regulatory** -- The DCB approved the final design of the project on December 16, 2015. Construction has begun, and the scheduled completion date for landside and docks is December 2017

					Regulatory Matter: Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead.
13	**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 (Whiskey Reds).	**Proprietary** The lessee provided the SCHC with project updates at the March and May 2015 meetings. December 2016 –status unchanged **Regulatory** -- The Department of Regional Planning had considered a design concept, which would relocate the launch ramp to Fisherman's Village. In June 2014, Supervisor Knabe announced that moving the launch ramp would no longer be part of the visioning process. **Regulatory Matter**: Shared Parking Agreement. Variance for reduced setbacks (side and waterfront).
1	**113** -- Mariner's Village	Michael Sondermann	* Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities		**Proprietary** – Item opened on 9/23/2013. December 2016 – status unchanged. **Regulatory** -- A new EIR scoping meeting was held on 09/16/14 in Chace Park. December 2016 – status unchanged.
Construction in Process					
4	**13** -- Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated commencing no later than 2029 * Improved pedestrian	**Massing** -- Four existing buildings up to 3 stories high. **Parking** -- Existing open air Parking and Parking structure will be renovated. Total Parking provided on site is 572 spaces.	**Proprietary** -- Construction commenced on December 8, 2014. Completion of construction is currently anticipated in December 2016. December 2016 – status unchanged. **Regulatory** -- On 6/18/14, the DCB approved the final design of the renovation project. December 2016 – status unchanged.

			promenade and public amenities will be renovated.		
5	**15** -- AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-Parking space garage	**Massing** -- Six buildings up to 5 stories and 70' high **Parking** -- All Parking to be provided on site within new 1,271-space Parking garage	**Proprietary** -- Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018. December 2016 –status unchanged **Regulatory** -- June 30, 2014, demolition of the site commenced. December 2016 –Construction of project is underway.
7	**28** -- Mariners Bay	Tim O'Brien	* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation	**Massing** -- Seven buildings up to 3 stories high **Parking** -- Existing subterranean Parking structure contains 947 Parking spaces.	**Proprietary** -- The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. **Regulatory** -- On July 15, 2015, the DCB approved the final design of the project. December 2016 – status unchanged

Project Status Report Map

Los Angeles County Department of Beaches and Harbors, Planning Division.

Marina del Rey Slip Vacancy Report

Sep-16	17-25			26-30			31-35			36-40			41-45			46-50			51+							
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
P1																				5	0.0%	0	5	0.0%		
P7		8	0.0%	5	80	6.3%	1	44	2.3%	3	42	7.1%	2	12	16.7%		7	0.0%		21	0.0%	11	214	5.1%		
P8	1	15	6.7%		48	0.0%	1	82	1.2%	3	38	7.9%	1	16	6.3%		7	0.0%		1	0.0%	6	207	2.9%		
P10		1	0.0%		5	0.0%					1	0.0%										0	7	0.0%	173	
P12							2	30	6.7%		53	0.0%	1	58	1.7%		44	0.0%		31	0.0%	3	216	1.4%		
P13					3	0.0%		33	0.0%		70	0.0%		36	0.0%		36	0.0%		8	0.0%	0	186	0.0%		
P15																						0	0		236	
P18		198	0.0%		68	0.0%	1	41	2.4%		39	0.0%		26	0.0%		18	0.0%		34	0.0%	1	424	0.2%		
P20		42	0.0%		59	0.0%		21	0.0%		9	0.0%		8	0.0%							0	139	0.0%		
P21	22	121	18.2%		51	0.0%					10	0.0%										22	182	12.1%		
P28				27	182	14.8%	5	100	5.0%	16	82	19.5%				3	9	33.3%		2	0.0%	51	375	13.6%		
P30		8	0.0%	3	70	4.3%	3	51	5.9%	1	33	3.0%		26	0.0%		52	0.0%		55	0.0%	7	295	2.4%		
P41	2	90	2.2%		24	0.0%	2	34	5.9%													4	148	2.7%		
P43		52	0.0%		91	0.0%	1	70	1.4%		36	0.0%					10	0.0%		4	0.0%	1	263	0.4%	86	
P44																									232	
A47	13	97	13.4%		77	0.0%	1	28	3.6%	8	28	28.6%	1	9	11.1%		1	0.0%	1	3	33.3%	24	243	9.9%		
P53	3	34	8.8%		23	0.0%		37	0.0%		9	0.0%										3	103	2.9%		
P54					3	0.0%				1	24	4.2%		6	0.0%		7	0.0%		14	0.0%	1	54	1.9%		
P111		20	0.0%		27	0.0%		2	0.0%		15	0.0%					8	0.0%	5	39	12.8%	5	111	4.5%		
P112	5	100	5.0%					11	0.0%		24	0.0%							3	40	7.5%	8	175	4.6%		
P125I	1	24	4.2%		49	0.0%		93	0.0%	1	50	2.0%		27	0.0%		17	0.0%		18	0.0%	2	278	0.7%		
P132		29	0.0%		3	0.0%		68	0.0%		58	0.0%		45	0.0%		39	0.0%		20	0.0%	0	262	0.0%		
Total	47	839	5.6%	35	863	4.1%	17	745	2.3%	33	621	5.3%	5	269	1.9%	3	255	1.2%	9	295	3.1%	149	3887	3.8%	727	4614

Summation

Vacancy in 17'-25'	5.6%
Vacancy in 26'-30'	4.1%
Vacancy in 31'-35'	2.3%
Vacancy in 36'-40'	5.3%
Vacancy in 41'-45'	1.9%
Vacancy in 46' to 50'	1.2%
Vacancy in 51' and over	3.1%

Overall Vacancy	3.8%
Vacancy w/o DOUBLES, OUT OF SERVICE slips	3.3%

Note:

Parcel 10 dock reconstruction commencement August 2016

Parcel 15 dock reconstruction commencement September 2014

Parcel 43 dock reconstruction commencement September 2016

Parcel 44 dock reconstruction commencement Setember 2016

Parcel 53 dock reconstruciton to commence February 2017

Sep-16	Under Construction	Net Available	TOTAL MdR	% of TOTAL	CDP MIN THRESHOLD
25' & Less					
Number of Slips	319	839	4614	18%	16%
26'-30'					
Number of Slips	210	863	4614	19%	19%
30'-35'					
Number of Slips	252	1438	4614	31%	18%