



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

May 7, 2009

TO: Small Craft Harbor Commission
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director
SUBJECT: **SMALL CRAFT HARBOR COMMISSION AGENDA FOR
MAY 13, 2009**

Enclosed is the May 13, 2009 meeting agenda, together with the minutes from your meeting of April 8, 2009. Also enclosed are reports related to Agenda Items 3a, 3b, 4a, 5a, 5b, and 6a.

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

SHK:ks
Enclosures



"To enrich lives through effective and caring service"



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

**SMALL CRAFT HARBOR COMMISSION
AGENDA
MAY 13, 2009
9:30 A.M.**

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

1. Call to Order and Pledge of Allegiance
2. Approval of Minutes: Meeting of April 8, 2009
3. **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 del Rey Convention and Visitors Bureau (PRESENTATION BY BEVERLY MOORE, EXECUTIVE DIRECTOR OF MDR CVB)
4. **OLD BUSINESS**
 - a. Follow-Up re Marina del Rey Slip Sizing Study and Slip Pricing and Vacancy Study (DISCUSS REPORTS)
5. **NEW BUSINESS**
 - a. Dock Reconfiguration Plan for Chace Park Peninsula (DISCUSS REPORT)
 - b. Marina del Rey Slip Vacancies: A Special Report (DISCUSS REPORT)

6. **STAFF REPORTS**

(DISCUSS REPORT)

- a. Ongoing Activities
- Board Actions on Items Relating to Marina del Rey
 - Regional Planning Commission's Calendar
 - Venice Pumping Plant Dual Force Main Project Update
 - Oxford Basin Project Update
 - Redevelopment Project Status Report
 - Unlawful Detainer Actions
 - Design Control Board Minutes

7. **COMMUNICATION FROM THE PUBLIC**

8. **ADJOURNMENT**

PLEASE NOTE

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

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

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

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

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

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

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

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 interpretar esta informacion llame al (310) 305-9586.

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
APRIL 8, 2009

Commissioners: Russ Lesser, Chairman; Albert Landini, Ed.D.; Dennis Alfieri, Commissioner; Vanessa Delgado, Vice-Chairman (excused); Albert DeBlanc, Commissioner (non-excused)

Department of Beaches and Harbors: Santos Kreimann, Director; Paul Wong, Asset Management Division Chief; Dusty Crane, Community and Marketing Service Division Chief; Beverly Moore, Convention and Visitors Bureau Executive Director

County: Thomas Faughnan, Principal Deputy County Counsel; Michael Tripp, Principal Planner Special Projects; Deputy Rochford, Sheriff's Department

Guest: Greg Jaquez, Department of Public Works Civil Engineer

Call to Order and Pledge of Allegiance:

Chairman Lesser called the meeting to order at 9:35 a.m., followed by the pledge of allegiance.

Approval of Minutes:

Jon Nahhas made comments and suggestions to Item 5a and 5b. Andy Bessette said on Item 5b he was quoting Supervisor Knabe in regards to slip rent increases (March 2009 minutes corrected). Dorothy Franklin commented on Item 5b.

Chairman Lesser asked for a motion to approve the March 11, 2009 minutes. Chairman Alfieri moved and Commissioner Landini seconded. The motion was unanimously approved.

Item 3 – Regular Reports:

Deputy Rochford discussed the Crime Statistics and Liveaboard Report.

Chairman Lesser asked for copies of the year to date Crime Stats for 2008, January and February 2009.

Santos Kreimann said he will gather the information.

Commissioner Landini asked if the Sheriff's can be empowered to enforce liveaboards to comply with issuing permits.

Thomas Faughnan said options will be looked into, but that it is not a practical solution to this problem. But requiring tenants to comply is an option and if they don't, to inform them that their slip agreement would be terminated.

Santos Kreimann asked the Sheriff's to provide impounded and abandoned vessels on report. He said staff will work with Lessees to get the actual number of vessels at each anchorage.

Dusty Crane reported on the Marina and Special Events for Marina del Rey. She discussed the Marina del Rey Outdoor Adventures, Fisherman's Village Weekend Concerts and Beach Events.

Item 4a - Follow-Up re Marina del Rey Slip Sizing Study and Slip Pricing and Vacancy Study

Santos Kreimann gave an overview of the study and welcomed comments from the commissioners and the public.

Andy Bessette commented that the study was requested and done by professional liars. He said Beaches and Harbors and the Marina del Rey Lessees Association provided information for this study.

Santos Kreimann extended an invitation to meet with Mr. Bessette and the public to discuss the study.

William Vreszk said current and proposed development was not covered, larger slips are needed and asked if the public is being lied to. He said the commission is not showing leadership or doing their job.

Jon Nahhas asked Santos Kreimann questions relating to the study and asked for a copy of the four additional tasks.

Santos Kreimann said he would provide a copy of the additional task. He commented that the findings of the study was done by skilled professionals and independently done.

Commissioner Landini suggested that Jon Nahhas submit any questions or concerns in writing to Beaches and Harbors.

Chairman Lesser requested this item to be held over to next months meeting so that questions or suggestions can be received from the public. The deadline to submit to Beaches and Harbors is April 22, 2009.

Item 5a – Election of Commission Officers

William Vreszk said the commission is needed and was unclear how the election process operated.

Chairman Lesser explained the election process and Mr. Vreszk understood.

Carla Andrus asked what the duties and responsibilities are of the commission and that it should be included for the public to review. She also commented on how the meetings have been conducted.

Commissioner Landini said the duties are in the County Charter.

Dorothy Franklin suggested that all five commissioners be present for the election and nominated Commissioner Landini as chairman. She commented that Chairman Lesser should think before he speaks to the public.

Jon Nahhas commented that he is a firm believer of public meetings and that this meeting is important to him. He also said Chairman Lesser is influencing the Commissioners with his comments.

Chairman Lesser asked County Counsel if he was doing anything against the law.

Thomas Faughnan replied no and that the Commission is entitled to respond to public comment.

Commissioner Landini motioned to nominate Russ Lesser as Chairman and Dennis Alfieri as Vice-Chairman.

Before the vote was approved, Thomas Faughnan explained that the rule provides that the officers can only hold a one year term and would have to include a motion to waive this rule.

Commissioner Landini amended his motion to include the waiver of the one term rule. He motioned to nominate Russ Lesser as Chairman and Dennis Alfieri as Vice-Chairman. Commissioner Alfieri seconded. The motion was unanimously approved.

Item 5b – Oxford Retention Basin Flood Protection Multiuse Enhancement Project

A presentation was given by Greg Jaquez, Civil Engineer of Public Works.

John Rizzo commented that the bike path is very important and the road needs to be fixed because it has standing water.

David Levine said this is an important concept to the marina, offers his support and said it is an important upgrade to the marina. He asked why it takes three years to get the design and permitting and hopes that it can be expedited.

Chairman Lesser asked how much funding is committed to this project and can the process be rushed.

Greg Jaquez said it was possible.

Commissioner Landini asked Santos Kreimann if a proposal could be submitted to the Board of Supervisors requesting that a letter of intent be sent to the Federal government for funding.

Santos Kreimann said the Department and Public Works are in the process of discussing resources for this project and that a joint letter will be drafted amongst both departments.

Beverly Moore commented on the importance of this project and that Oxford Basin should be opened to the public. She asked that the collaboration between the Department and Public Works remain strong, the public be included in the planning process, the Visitor Bureau be informed of a designated contact and for this project to be placed as a high priority.

Santos Kreimann said he will discuss this with the Chief Executive Office and Ms. Farber, Director of Public Works and return with an update.

Carla Andrus said funding is supposed to come from the developers and nothing has been done, so money should be set aside and it should be done now. She said the assets should be used for the OT parking lot instead of using it for a retirement hotel and the developer should input funding. She commented on the trees tied with orange ribbons and asked that this project be a friendlier place for the birds.

Commissioner Landini asked if developer funds were earmarked in any way.

Greg Jaquez said there is a coastal improvement fund that is connected to the projects, which is used for parks, benches and visitors service facilities. He is not sure if it can be used for Oxford Basin, but will research.

Santos Kreimann said the trees with orange ribbons are dead. A biologist has been contacted for the removal of the three hundred trees and the coastal commission to see if a permit will be needed.

Chairman Lesser requested for this item to be reported on a monthly basis.

Item 6 – Staff Reports

Santos Kreimann reported on the Ongoing Activities relating to Marina del Rey. He said all comments in regards to the slip study be emailed to Paul Wong at PWong@bh.lacounty.gov. Also, Regional Planning has scheduled to submit to the Coastal Commission workgroups that will discuss findings relating to the LCP. The meeting will be held on May 13, 2009 from 7pm to 9pm at the Marina del Rey Hotel. This scheduled meeting will be posted on the Department's website and published in the Argonaut.

Michael Tripp said on April 15, 2009, he will present hearing and field trip dates for Neptune Apartments and Woodfin Hotel to the Regional Planning Commission.

Jon Nahhas asked for the additional option for Espirit II which was requested by David Barish and Nancy Marino. He inquired about the public boat launch ramp and asked what the funding would cover. Lastly, he commented on the outreach to the community for the workgroup meeting, the new website for Beaches and Harbors and the Slip Sizing Study.

Thomas Faughnan stated that if there is a financial analysis, report or an appraisal, a public request must be sent to the department.

Santos Kreimann said the launch ramp would be completely replaced and a finger would be added. He said DBAW was contacted and that funding for this project is not eligible. He said he welcomes comments from the public relating to the website.

Item 7 – Communication from the Public

Jon Nahhas said the public should be given more of an opportunity to give comments and receive feedback from the commission. He complained about how the Special Night Meeting was handled.

Carla Andrus asked how a project is passed and approved without financing. She feels the County is losing money with the Doug Ring project. Lastly, she inquired about affordable housing and the public policy for the lottery.

Chairman Lesser said either the County continue with the existing lease or approve an amendment to get financing.

Santos Kreimann discussed in detail what the amendment involved for the Doug Ring project and said the lottery will be held on April 23, 2009, for the affordable housing.

Paul Wong said the method for the lottery to rent an affordable housing unit is dictated by the Community and Development Commission and each developer submits a marketing plan.

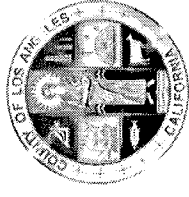
William Vreszk said Espirit is a white elephant, has a high rate of apartment vacancy and slips and opposes it. He commented that he would rather occupy the Capri Apartments not Espirit.

Adjournment – Chairman Lesser adjourned the meeting at 11:52 a.m.

Respectfully Submitted By: Donna Samuels, Commission Secretary

*Copy of meetings can be purchased immediately after all meetings with Commission Secretary.

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES- APRIL 2009**



	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							1			1
Robbery: Weapon						1		1		2
Robbery: Strong-Arm										0
Aggravated Assault	1			1			1	1		4
Burglary: Residence	1						8	4	11	24
Burglary: Other Structure	4	1						1	1	7
Grand Theft	15	2		4		1	1	1	1	25
Grand Theft Auto	6									6
Arson										0
Boat Theft										0
Vehicle Burglary	15	2				3		1	2	23
Boat Burglary										0
Petty Theft	6			1			1	3		11
REPORTING DISTRICTS TOTALS	48	5	0	6	0	5	12	12	15	103

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

Source- LARCIS, Date Prepared **MAY 4, 2009**
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- APRIL 2009



Part I Crimes	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Homicide	0	0
Rape	0	1
Robbery: Weapon	0	2
Robbery: Strong-Arm	0	0
Aggravated Assault	2	2
Burglary: Residence	1	23
Burglary: Other Structure	5	2
Grand Theft	21	4
Grand Theft Auto	6	0
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	17	6
Boat Burglary	0	0
Petty Theft	7	4
Total	59	44

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

Source- LARCIS, **Date Prepared** –MAY 4, 2009
CRIME INFORMATION REPORT - OPTION B



To enrich lives through effective and caring service

May 7, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director

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

MARINA DEL REY EVENTS

MARINA DEL REY OUTDOOR ADVENTURES 2009

Sponsored by the Los Angeles County Department of Beaches and Harbors
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ CA ♦ 90292

Bird Watching Experience Program

Thursday, May 28 at 4:00 pm

&

Thursday, June 25 at 9:00 am

County-sponsored bird watching walk for adults is a free two-hour walk, which will take place at various sites in the Ballona Wetlands. Meet at the Burton Chace Park Community Room. Participation, parking and transportation to the tour site are free. Pre-registration is a must! To register, please call (310) 628-2135.

Sunset Series Sailboat Races

Marina del Rey

Wednesdays through September 2, 2009

5:30 pm – 8:00 pm

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

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC

All concerts are from 2:00 pm – 5:00 pm

Saturday, May 9

Nancy and the Nightcrawlers, playing Upbeat Rock & Blues

Sunday, May 10
2AZZ1, playing Smooth Jazz

Saturday, May 16
Elliott Cane Quintet, playing Latin Jazz

Sunday, May 17
Bernie Meisinger Band, playing American & Jazz Standards

Saturday, May 23
Eric Ekstrand Ensemble, playing Swing & Jazz

Sunday, May 24
The John Brown Band, playing Classic Rock and Pop

Saturday, May 30
Scott Martin Latin Soul Band, playing Latin Soul & Jazz

Sunday, May 31
JT Ross Band, playing Harmonica Blues & Jazz

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

BEACH EVENTS

BEACH SHUTTLE

May 22 – September 7, 2009
Fridays and Saturdays from 10:00 am – 10:00 pm
Sundays and Holidays from 10:00 am – 8:00 pm

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and Venice, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach shuttle operates weekends and during the Thursday Marina del Rey Summer Concerts, which begin July 9th.

For more information: Call Marina del Rey Visitor Center (310) 305-9545 or Playa Vista Guest House (310) 745-5200. Brochure available at <http://beaches.lacounty.gov> or www.playavista.com.

Fiesta Hermosa
Hermosa Beach
Memorial Day Weekend
May 23-25, 2009
10:00 am – 6:00 pm

The annual Memorial weekend of festivities will take place in downtown Hermosa along Hermosa Avenue, Pier Avenue and Pier Plaza. The three-day event, organized by the Chamber of Commerce, will include over three hundred vendors, food booths, children's rides, entertainment stages and a beer garden.

For more information: Call Chamber of Commerce at (310) 376-0951 or visit www.fiestahermosa.com.

**Venice Championship Bodybuilding
and Figure Contest**
Venice Beach
1800 Ocean Front Walk
Memorial Day Weekend
May 23-25, 2009

Free Bodybuilding competition on Venice Beach. For more information: Call (310) 399-2775 or visit www.musclebeachvenice.com.

SHK:DC:ks



To enrich lives through effective and caring service



May 7, 2009

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director

SUBJECT: **ITEM 4a – FOLLOW-UP RE MARINA DEL REY SLIP SIZING STUDY
AND MARINA DEL REY SLIP PRICING AND VACANCY STUDY**

At your April 8, 2009 meeting, your Commission requested that the time period for the public to review and comment on the Marina del Rey Slip Sizing Study and the Marina del Rey Slip Pricing and Vacancy Study be extended to April 22, 2009. This information was disseminated to the public via a Department e-mail blast and publication in The Argonaut.

As of April 22, 2009, the Department received comments from a total of five individuals, attached as Exhibit A. We have acknowledged these comments in letters attached as Exhibit B and provided the comments to the respective consultants for consideration. The consultants are now reviewing the information to determine if their reports should be revised. At a minimum, the comments will be attached as exhibits to the relevant report.

We look forward to hearing comments from your Commission about the reports during your meeting.

SHK:ks
Attachments (2)

Noble Study:

Comments From GREGORY F. Schem

1. Page 1: Bullet point # 4: The report states that "more boats in the 30 foot length and less category are moving to dry boat storage". Where is the back up for this conclusion? How many more boats are we talking about? Since there have been very few new dry storage facilities constructed within the market area, has the study included nationwide data outside of the market? If so, is this relevant to Marina del Rey.
2. Page 2: Table: Does this mean that an individual marina should not have any slips under 30 feet when re-developed? But if the combined percentage is recommended to be 30% or less, then how do we get there?
3. Page 2: In Since the Coastal Commission has recommended eliminating the Funnel Concept, and the recreational boating groups and environmental groups are opposed to it, then perhaps it should not be mentioned as a viable alternative.
4. Page 3: Bullet point #1: We should insert the word "substantially" before "meet the minimum requirements..." as they are actually just guidelines and not requirements. By providing some flexibility, major changes in configuration may not become necessary in order to comply. This may provide a very cost effective solution for maintaining existing slip counts. It only makes sense that guidelines maintain more flexibility than specific requirements.
5. Page 4: Where has Marina del Rey become a "role model" for other urban marinas throughout the world? This seems overly presumptive for a factual report.
6. Page 6: **The proposed slip count relies in the proposed dry stack projects at parcel 53 and 44 actually being constructed. Should these not be constructed the slip count will be reduced to 4,871 rather than to 5,343 resulting in a 677 slip reduction representing a 12.2% decrease. Since these projects are far from even obtaining their basic entitlements and CEQA review, this study should not assume their completion is a fait accompli in its analysis of the base case. Most importantly, since the total slip count is the very basis of this reports fundamental conclusions, the validity and likelihood of these assumptions should be clearly set forth.**
7. Page 7: It is important to note that only the currently proposed slip reconfigurations are included in this report. There are four marinas representing 894 slips which will have to reconfigure in the next few years. In addition, there are two other marinas which reconfigured in the 1980's which will be up for reconfiguration in the next decade representing 526 slips. Together, this represents 1,420 slips or 27% of the marina which is not included in this study. The reconfiguration of these marinas will likely involve a similar reduction in boat slips and an increase in length as discussed in this report.
8. Page 37: It is inconsistent with the recommendations of this study that the existing dry storage on parcel 77 should be eliminated. Given the lower costs associated with the existing storage facility on this parcel, I would think the author would recommend retaining this use.

ADK&A Report:

1. Page 1: The word "proposed" should precede "dry storage facilities for smaller boats" in second paragraph under Key Findings. This is important given the speculative nature of the two dry

EXHIBIT A 1 of 10

Greg Schem, p 2

storage facilities which (as stated above) still face considerable economic and entitlement challenges.

2. Page 8: Boat yards (and I suspect hotels as well) do not maintain vacancy to accommodate customers and never have. Other than minimal staging areas for haul out, all slips are rented to slip tenants and/or leased to sub-tenants.
3. Page 9: The difference between the so called "independently priced marinas" and other marinas seems to be over blown. It is our experience that all marina slips compete with all other marina slips based upon their individual characteristics and amenities and not based upon whether there is a related upland business. This distinction should be further studied for its validity.

EXHIBIT A
2 of 10

**Marina del Rey
Lessees Association**

C/o Mr. Timothy C. Riley, Executive Director
8537 Wakefield Avenue
Panorama City, CA 91402
Telephone: 818-891-0495; FAX: 818-891-1056

April 21, 2009

Mr. Santos Kreimann
Director
Department of Beaches and Harbors
13837 Fiji Way
Marina del Rey, CA 90292

Re: Marina del Rey Slip Sizing Study
Marina del Rey Slip Pricing and Vacancy Study

Dear Mr. Kreimann:

The Marina del Rey Lessees Association submits the following comments, questions and suggestions in the matter of the above-referenced studies commissioned by the County of Los Angeles Department of Beaches and Harbors.

Marina del Rey Slip Sizing Study:

1. Page 1: Bullet point # 4: The report states that "more boats in the 30 foot length and less category are moving to dry boat storage". While we concur that a greater number of smaller boats should be placed in dry stack storage, we do not find that the report provides sufficient data to reach this conclusion. The consultant should be asked to quantify the number of boats under 30 feet that are moving to dry stack storage. Since there have been very few new dry storage facilities constructed within the market area, has the study included nationwide data outside of the market? If so, is this relevant to Marina del Rey?
2. Page 2: Table: We believe the Table requires more clarity. Does this Table mean that an individual marina should not have any slips under 30 feet when re-developed? But if the combined percentage is recommended to be 30% or less, how is this achieved? If the first marinas to be redeveloped drop all boat slips under 30 feet, then do the last marinas to be developed take the entire burden of providing the under 30 foot slips in order to maintain the 30% ratio? What does the Table mean by saying 30% of the combined percentage for all MDR marinas is 30% for 30 feet and under? Does this include dry slips? What does it mean that the Table shows an apparently uneven redistribution of the percentages for the maximum case percentage for individual marinas? For instance, the 11% of slips 50 feet and over remains static, while all other categories 30 feet and above are adjusted upward.

EXHIBIT A

3 of 10

3. The Table on page 2, along with the associated recommendations outlined in the Executive Summary, also fails to account for the fact that several anchorages, acting upon prior County policies, have already submitted proposals which minimize the potential for reconfiguration. The County has reserved the highest proportion of larger slips to those future projects which were not required to respond to prior invitations for Lease Extensions, and the County should reconsider the practical application of this policy.
4. Page 2: Since the Coastal Commission has recommended eliminating the Funnel Concept, and the recreational boating groups and environmental groups are opposed to it, then perhaps it should not be mentioned as a viable alternative.
5. Page 3: Bullet point #1: We should insert the word "substantially" before "meet the minimum requirements..." as the DBAW guidelines and the County's design criteria for Marina del Rey are actually just guidelines and not requirements. By providing some flexibility, major changes in configuration may not become necessary in order to comply. This may provide a very cost effective solution for maintaining existing slip counts. It only makes sense that guidelines maintain more flexibility than specific requirements.
6. Page 4: Where has Marina del Rey become a "role model" for other urban marinas throughout the world? While we appreciate the uniqueness of Marina del Rey and its appeal to boaters, this type of presumptuous comment seems inappropriate for a factual report unless it is supported by a number of specific examples that could be cited.
7. Page 6: The proposed slip count relies on the proposed dry stack projects at parcel 53 and 44 actually being constructed. Should these not be constructed the slip count will be reduced to 4,871 rather than to 5,343, resulting in a 677 slip reduction that represents a 12.2% decrease. Since these proposed dry stack projects are far from even obtaining their basic entitlements and CEQA review, this study should not assume their completion is a fait accompli in its analysis of the base case. Most importantly, since the total slip count is the very basis of this report's fundamental conclusions, the validity and likelihood of these assumptions should be clearly set forth.
8. Page 7: It is important to note that only the currently proposed slip reconfigurations are included in this report. There are four marinas representing 894 slips which will have to be reconfigured in the next few years. In addition, there are two other marinas reconfigured in the 1980's which will be up for reconfiguration in the next decade, representing another 526 slips. Together, these marinas represent a total of 1,420 slips or 27% of the marina which is not included in this study. The reconfiguration of these marinas will likely involve a

similar reduction in boat slips and an increase in length as discussed in this report.

9. Page 25: Boat registration number change by size categories. Do these numbers of registrations for smaller boats include personal watercraft? If so, the personal watercraft registrations should be removed, because they skew the numbers in favor of smaller slips for vessels that do not require small boat slips.
10. Page 37: It is inconsistent with the recommendations of this study that the existing dry storage on parcel 77 should be eliminated. Given the lower costs associated with the existing storage facility on this parcel, it would appear that the sensible recommendation is to retain this existing use.
11. Page 37: The report identifies Parcel 52/GG to provide dry stack storage for 349 boats and Parcel 44 to provide the same for 234 boats. Together, these two proposed dry stack storage facilities would provide more than half of Marina del Rey's total dry slips. These two projects are speculative in nature as they face many hurdles in obtaining entitlements in a protracted discretionary process, to say nothing of potential financing challenges.
12. The report has not addressed supportive landside services on marine/commercial properties to facilitate the use of visitor-serving commercial operations such as FantaSea Yacht and Hornblower. We recommend that the report discussion on the future marina should focus on providing these necessary supportive landside facilities for operators, large and small, who have licensed businesses.

Marina del Rey Slip Pricing and Vacancy Study

1. Page 1: Under "Key Findings of the Noble Consultants Report," the word "proposed" should precede "dry storages for smaller boats" in the last sentence of the first paragraph. This is important given the speculative nature of the two proposed dry storage facilities, which (as stated above under Item 11) still face considerable economic and entitlement challenges.
2. Page 8: Boat yards and other marina operators do not maintain vacancy to accommodate customers or for the purpose of other collateral uses. Other than minimal staging areas for haul out, all slips are rented to slip tenants and/or leased to sub-tenants.
3. Page 9: The difference between the so called "independently priced marinas" and other marinas seems to be overblown. It is our experience that all marina slips compete with all other marina slips based upon their individual

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EXHIBIT A

● Page 4

characteristics and amenities and not based upon whether there is a related upland business. This distinction should be further studied for its validity.

As an interested party to the redevelopment of Marina del Rey to serve our boating community and to enhance our recreational facilities, the Marina del Rey Lessees Association appreciates the independent study efforts that will assist in rebuilding our marinas to modern standards. We believe that these reports substantiate, to a large degree, what other studies have previously found, namely that Marina del Rey is in line with the marketplace and that the trend is to larger wet slips.

We look forward to working with the County as these studies move forward during the public review process.

Sincerely,

David O. Levine
President

(letter transmitted by email)

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EXHIBIT A

Paul Wong

From: wl [ragazza@verizon.net]
Sent: Monday, April 06, 2009 10:33 PM
To: Paul Wong
Subject: Comments to Draft Slip Pricing and Vacancy Report

To Whom it May Concern:

I would like to offer our household's comments regarding the issue of slip pricing in Marina Del Rey.

I have kept sailboats in the marina since 1986. Initially in the county's mast-up storage, and then subsequently in 1997 at the Marina Del Rey Hotel Marina.

Over the last 22 months, I have watched my current leaseholder, Almar, increase my rent by 39%. Has the CPI risen by that much? Have groceries increased by that much? Has anything (including salaries) increased by that much over such a short period of time? Why then, does the county allow this kind of price gouging?

The current proposed rate of \$477/mo for a 30' slip exceeds the costs for similar-sized slips in five other marinas both in MDR and in King Harbor. This is not fair-market pricing, but rather a means to force out the "Little guy" and replace him with more and more of the wealthy few who keep a boat as a business expense, and use it very little. Excess profiteering appears to be the other possible motive behind these increases. Have any of the prior four increases been used to upgrade this LA County asset? I haven't seen one change other than flowers in the bathrooms. The showers are still disgusting mildew-ridden spaces, and the docks are incredibly old and uneven.

Would the county consider leasing parts of Griffith Park, or developing condos at Dockweiler Beach? No, because these are public assets meant for the ENTIRE populace of LA County to enjoy. MDR should be viewed just the same. You can't put a price on the only county recreational boating area for millions of county residents. By allowing these unjustifiable increases, that is exactly what is happening.

Thank you for your time. I hope you'll strongly consider my views.

Sincerely,

Wesley and Lynda Little
41163 Rimfield Dr
Palmdale CA 93551

7 of 10
EXHIBIT A

5/6/2009

RAYMOND J FISHER
13080 MINDANAO WAY #98
MARINA DEL REY, CA. 90292
TEL: (310) 823-4488 FAX (310)823-8559
E-Mail: raymondjfisher@gmail.com or ray@starbizmgmt.com

Via mail
 Via fax (31)821-6345

March 15, 2009

Santos H. Kreimann Director
 Los Angeles County Beaches & Harbor
 13837 Fiji Way
 Marina Del Rey
 California 90292

Department of Beaches and Harbors	Info	Act
	Director	Acting Deputy Director
MAR 16 '09	Acting Director	Executive Assistant
	Acting Services	Acting Management
	Acting Property Mgr.	Acting Planning
	Acting Construction	Acting Maintenance

Dear Mr Kreimann:

I had the "experience" of attending the meeting on Wednesday March 11, 2009 at Burton Chase Park. I had the opportunity to address you and the Board but unfortunately I feel I was not clear in precise on my "presentation" I had undergone a length MRI that day and was in pain & very tired.

I would like the opportunity to set forth in writing my points, evaluation, and comments in writing to be sure that my feelings and comments are of a more permanent record. I would firstly like to commend you with for your work in what seems to be a very difficult matter. I feel that you will most likely make some much needed changes and improvements as expeditiously as possible.

I have been a tenant of Marina Del Rey Hotel Slips since 1988. I have a 48ft Yacht and consider myself a "large boat owner" in fact I have been trying to purchase a larger boat (70" for a number of years).

I also feel that way to much attention is given to "small boat owners" It seems nothing gets done because of inaccurate outrage of small boat owners not being able to find a slip. I know for a fact there are always vacancies for small boat owners and in fact it seems now and your survey proves it. The small boat owner has more than enough availability. The large boat owner must be given some input and consideration in this matter

8 of 10

EXHIBIT A

Page 2 of 2

March 15, 2009

Santos H. Kreimann Director

When I first rented my slip at the Hotel (1988) I was told that the slips would be substantially improved or replaced within a couple of years. Quite honestly not only has **NOTHING** been done but the slips are now almost dangerous. What adds "insult to injury" is that my slip rents have increases by an enormous amount since inception and **NOW** I have been advised of another 16% plus increase. I was mistakenly patient from 1988 thru 2000 for improvements or replacement. However when Almar Management, Inc. took over a few years ago the increase started again with **AGAIN** the assurance of new docks.

What I am upset is that, they/you can increase the rent stating they will be replacing the docks **OR** replacing the docks **THEN** raising the rent. **YOU CANNOT DO BOTH!!!!!!**

I have had a number of conversations with Jim Hayes the V.P. of operations for Almar who seems to be also frustrated and get the feeling that their "hands are tied" as they need approval from the County. If this is true and based on the meeting last week I must make you aware the County is jeopardizing a major asset in income revenue and tourist appeal in a major way. Its time to make this marina the "showcase" it should be. This alone will substantially increase revenues for the County. I am getting the feeling and taking to other boaters they are getting tired of "**nothing being done**" for 20 years and will either move their boat to another marina or possibly give up boating.

As now a retired accountant /business manager, while I appreciate the "survey" I find that it only gives an indication of the status. As an accountant I have many times been asked the question. **What is two plus two?** My answer is "**what do you want it to be?**" I find that the survey should have made adjustments for Newport as it is a very affluent area plus it should include San Diego area due to substantial amount of docks, slips & boats. Also San Francisco area is not compatible and should be eliminated.

Lastly I would like to offer my services, (obviously gratis) to assist in this seems to be a "monumental task" I have many contacts City, County & Federal that maybe of some assistance in this matter. Maybe some of the promised "stimulus monies" that we all need can be used to expedite this matter.

Respectfully submitted

Raymond J Fisher

9 of 10
EXHIBIT A

Paul Wong

From: andy bessette [bessette_andy@yahoo.com]
Sent: Wednesday, April 22, 2009 10:05 AM
To: Paul Wong
Subject: slip size and pricing studies
Follow Up Flag: Follow up
Flag Status: Red

Hello Paul,

following are my comments regarding the recent slip size and pricing studies:

These studies are a complete fabrication, ordered virtually word-for-word by the developers, purposely laden with misinformation, erroneous data and conclusions, their principle intent being to mislead the public and lend credence to the county's pitiful planning, cover-up their price gouging, and hide the decimation of small boat slips and the gentrification of this marina. The pricing study does not represent what is now being paid by slip renters, but has been created to increase the lessees' property values and force out the boaters of normal or modest means.

The sizing study has been written to deliberately hide the true numbers of slips lost due to the developers' land-grabbing of the related boat-owner parking; to disguise the county's failure to honestly manage this marina; and to glorify the developers' rapacious redevelopment plans. In a word, it shows to what lengths the county is willing to stoop...in their desperation for money. And it showcases the level of corruption which has become "acceptable" to the leaders of our unfortunate community, and their indifference to the needs of the boaters for whom the marina was built.

Shame on you all.

Respectfully,

Andy Bessette
Marina Boatowners Association

10 of 10
EXHIBIT A

5/6/2009



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

May 4, 2009

Mr. Gregory F. Schem, Managing Director
Harbor Real Estate, L.P.
13555 Fiji Way
Marina Del Rey, CA 90292

**COMMENTS REGARDING MARINA DEL REY SLIP SIZING STUDY
AND MARINA DEL REY SLIP PRICING AND VACANCY STUDY**

Dear Mr. Schem:

We are in receipt of your e-mail setting forth your comments regarding the Marina Del Rey Slip Sizing Study and the Marina Del Rey Slip Pricing and Vacancy Study. We have reviewed your comments and have forwarded them to our consultants for their review. If our consultants find the data and information you provided to us useful, they will include it in the studies. Also, we intend to request our consultants to attach your comments to the studies as an exhibit.

Thank you for your input.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Paul Wong, Chief
Asset Management Division

EXHIBIT B 1 of 5



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

May 4, 2009

Mr. David O. Levine, President
Marina Del Rey Lessees Association
c/o Mr. Timothy C. Riley, Executive Director
8537 Wakefield Avenue
Panorama City, CA 91402

**COMMENTS REGARDING MARINA DEL REY SLIP SIZING STUDY
AND MARINA DEL REY SLIP PRICING AND VACANCY STUDY**

Dear Mr. Levine:

We are in receipt of your April 21, 2009, letter setting forth your comments, questions, and suggestions regarding the Marina Del Rey Slip Sizing Study and the Marina Del Rey Slip Pricing and Vacancy Study. We have reviewed your data, comments, and suggestions and have forwarded them to our consultants for their review. If our consultants find the data and information you provided to us useful, they will include it in the studies. Also, we intend to request the consultants to attach your comments to the studies as an exhibit.

Thank you for your input.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Paul Wong, Chief
Asset Management Division

EXHIBIT B 2 of 5



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

May 4, 2009

Mr. Wesley Little and Mrs. Lynda Little
41163 Rimfield Drive
Palmdale, CA 93551

**COMMENTS REGARDING MARINA DEL REY SLIP SIZING STUDY
AND MARINA DEL REY SLIP PRICING AND VACANCY STUDY**

Dear Mr. and Mrs. Little:

Thank you for submitting comments regarding the Marina Del Rey Slip Sizing Study and the Marina Del Rey Slip Pricing and Vacancy Study. We appreciate your participation in the public comments portion of the two above-mentioned studies. We intend to request the consultants to attach your comments to the studies as an exhibit. Your specific concerns regarding your slip fee increase were addressed in a separate letter sent to you on March 26, 2009.

Thank you for your input.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Paul Wong, Chief
Asset Management Division

EXHIBIT B 3 of 5



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

May 4, 2009

Mr. Raymond J. Fisher
13080 Mindanao #98
Marina Del Rey, CA 90292

**COMMENTS REGARDING MARINA DEL REY SLIP SIZING STUDY
AND MARINA DEL REY SLIP PRICING AND VACANCY STUDY**

Dear Mr. Fisher:

Thank you for your participation with the public review portion of the two above-mentioned studies. Specifically, we appreciate you for coming to the March 11, 2009, meeting and for your March 15, 2009, letter setting forth your comments regarding the Marina Del Rey Slip Sizing Study and the Marina Del Rey Slip Pricing and Vacancy Study. It is very important for us to hear from the public, and we appreciate individuals like you who take the time to come forward with comments.

We intend to request our consultants to attach your comments set forth in your letter as an exhibit to the studies. Thank you again for your participation.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Paul Wong, Chief
Asset Management Division

EXHIBIT B 4 of 5

Paul Wong

From: Paul Wong
Sent: Wednesday, May 06, 2009 7:53 AM
To: 'andy besette'
Subject: RE: slip size and pricing studies

Hello, Andy:

We have received your comments regarding the Marina del Rey Slip Sizing Study and the Marina del Rey Slip Pricing and Vacancy Study. We intend to request the consultants to attach your comments to the studies as an exhibit.

Paul Wong
(310) 305-9512

From: andy besette [mailto:besette_andy@yahoo.com]
Sent: Wednesday, April 22, 2009 10:05 AM
To: Paul Wong
Subject: slip size and pricing studies

Hello Paul,

following are my comments regarding the recent slip size and pricing studies:

These studies are a complete fabrication, ordered virtually word-for-word by the developers, purposely laden with misinformation, erroneous data and conclusions, their principle intent being to mislead the public and lend credence to the county's pitiful planning, cover-up their price gouging, and hide the decimation of small boat slips and the gentrification of this marina. The pricing study does not represent what is now being paid by slip renters, but has been created to increase the lessees' property values and force out the boaters of normal or modest means.

The sizing study has been written to deliberately hide the true numbers of slips lost due to the developers' land-grabbing of the related boat-owner parking; to disguise the county's failure to honestly manage this marina; and to glorify the developers' rapacious redevelopment plans. In a word, it shows to what lengths the county is willing to stoop...in their desperation for money. And it showcases the level of corruption which has become "acceptable" to the leaders of our unfortunate community, and their indifference to the needs of the boaters for whom the marina was built.

Shame on you all.

Respectfully,

Andy Besette
Marina Boatowners Association

EXHIBIT B 50A5

5/6/2009



To enrich lives through effective and caring service

May 7, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director

SUBJECT: **ITEM 5a – DOCK RECONFIGURATION PLAN FOR CHACE PARK
PENINSULA**

Item 5a is a proposed reconfiguration plan for the Chace Park Peninsula docks currently controlled and operated or under option by the Department of Beaches and Harbors. The plan includes the water area of Parcels EE (Chace Park), 45 (waterside area to be acquired from Parcel 44 lessee), 47 (former Santa Monica Windjammers Yacht Club docks), 48 (The Boathouse), 77, and 49 (launch ramps). All of the existing docks are to be replaced with new modern concrete docks in a phased replacement program to be carried out over several years. Due to the poor condition of the existing slips, the first phase will begin with the westerly end of Parcel 47 and continue in phases to the easterly end of Parcel 45, with the current slips at Parcels EE, 48 and 77 to follow. Timing for reconstruction of the launch ramps at Parcel 49 is contingent on funding, which is presently being pursued.

Parcels 45 and 47 currently contain 332 slips, 110 of which are in double slips (55 double slips), and have an average slip size of 27.33 feet. The proposed plan increases the average slip size to 37.05 feet and reduces the number of slips to 188 slips, resulting in a loss of 144 smaller slips.

The County-operated transient slips in Parcel EE will be reconfigured and expanded from 23 existing slips to thirty 32-foot slips, 12 of which will be located on the adjacent Parcel 48 and are currently only available to the Department and the Sea Scouts. Also, there will be an additional fourteen 57-foot slips available at Parcel EE for month-to-month use in the future. An additional 190 feet of side tie dock space will be added at Parcel EE for a total of 550 feet, which will be used to accommodate larger transient boats and summer season WaterBus docking. At Parcel 48, a 140-foot side tie dock will be available for four-hour transient use and another 142-foot side tie will be available for other purposes.

Parcel 77 originally had fourteen 28-foot slips that were removed over ten years ago, well before the County gained control of the parcel; the one remaining dock will be replaced with a 485-foot floating dock that can store up to 20 rowing shells from 25 feet to 65 feet long and 162 small boats up to 18 feet long in a system of racks built on the

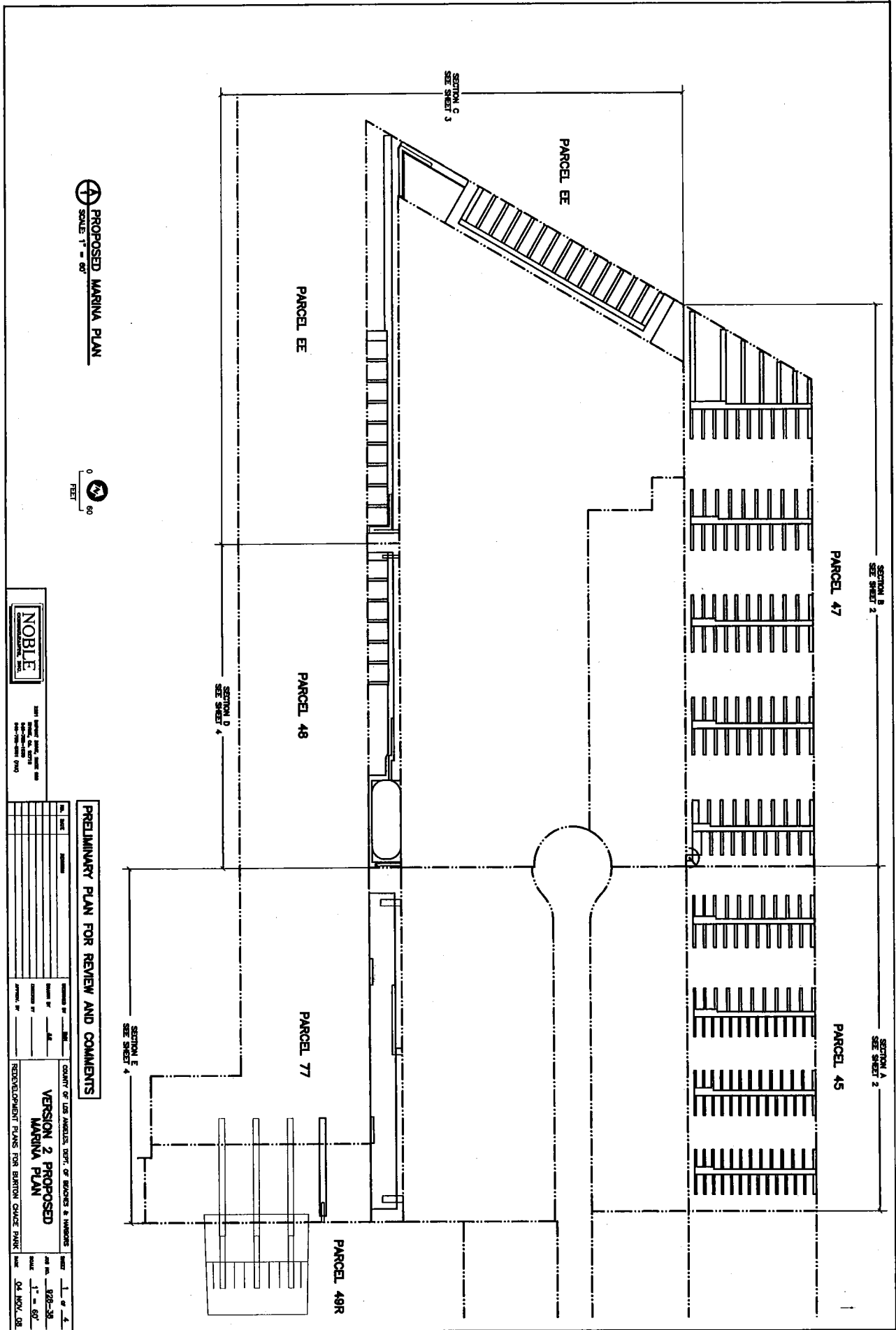
dock, which will allow for easy launching and retrieval. This space will be available for both public month-to-month use and Department program use.

Finally, the Department proposes to add a fourth launch ramp at Parcel 49 that can be used as a dinghy dock or a staging dock.

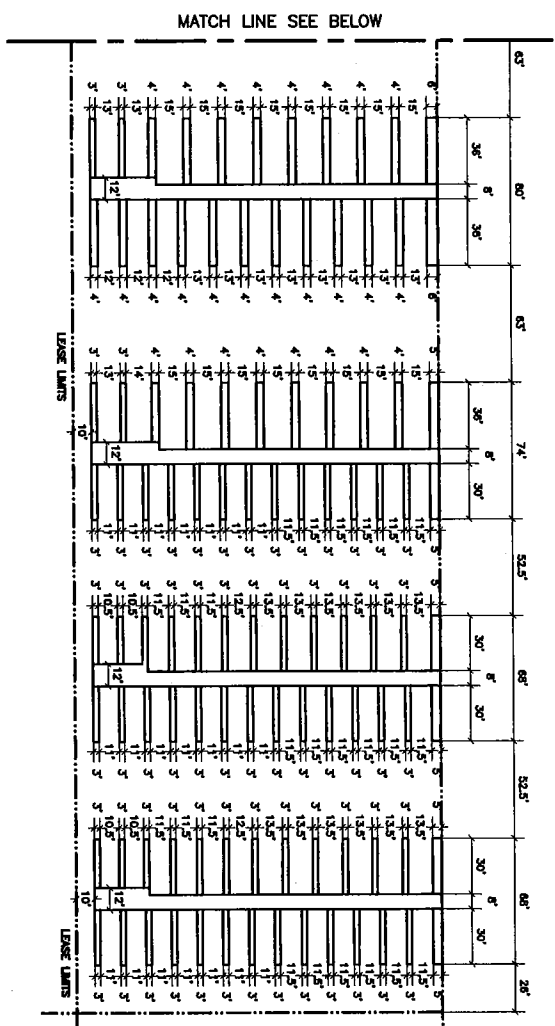
We look forward to discussing this proposed dock reconfiguration plan with your Commission and the public at next week's Commission meeting. Please let me know if you have any questions or if you desire additional information in the interim.

SHK:PW:ks

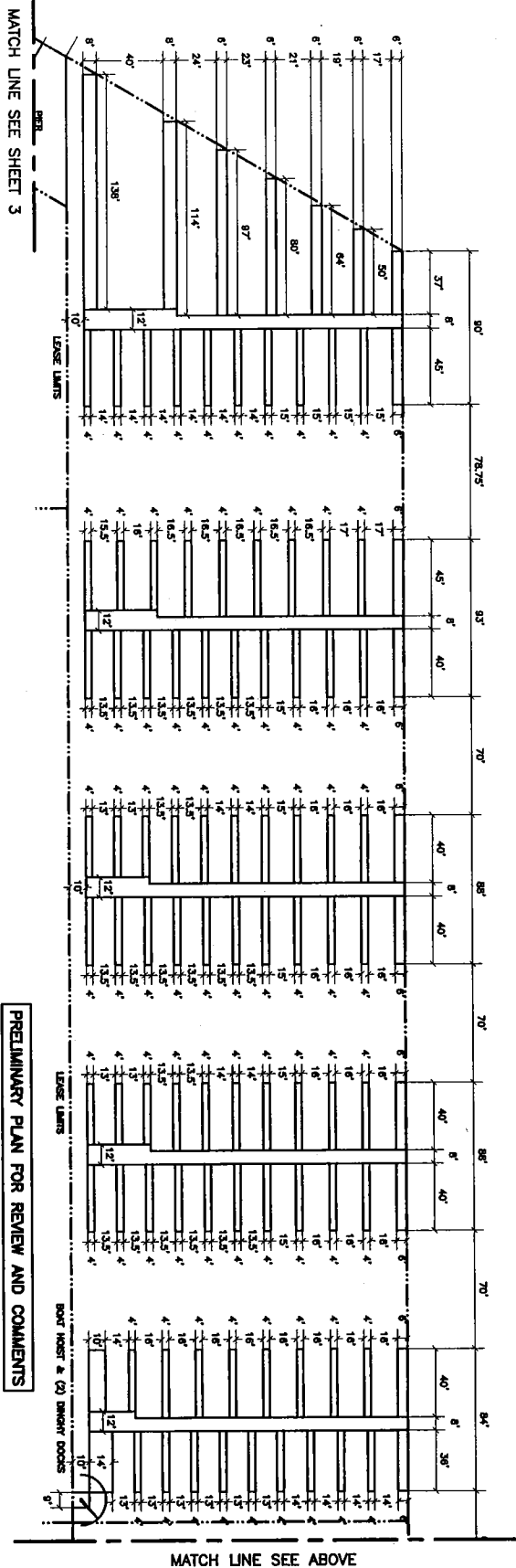
Exhibit (1)



SECTION A PROPOSED MARINA DETAIL
SCALE 1" = 30'

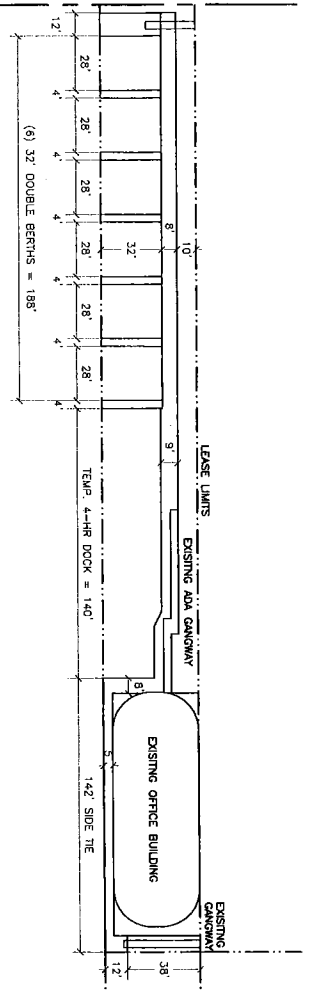


SECTION B PROPOSED MARINA DETAIL
SCALE 1" = 30'



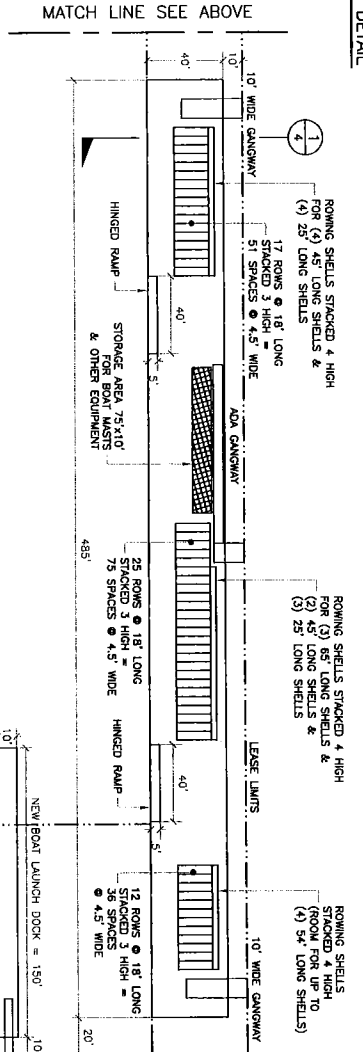
<div style="border: 1px solid black; padding: 5px; text-align: center;"> NOBLE <small>CONSTRUCTION, INC.</small> </div>		2511 WILSON AVENUE, SUITE 250 BOSTON, MA 02118 617-552-1100 FAX 617-552-1001 (M)	
NO. _____	DATE _____	ISSUED BY _____	COUNTY OF LOS ANGELES, DEPT. OF REVENUE & TAXATION
_____	_____	DATE OF _____	VERSION 2 PROPOSED MARINA DETAILS
_____	_____	DESIGNED BY _____	
_____	_____	APPROVED BY _____	
_____	_____	REDEVELOPMENT PLANS FOR BUDION CHANCE PARK	
_____	_____	_____	SHEET 2 OF 3 JOB NO. 370-34 SCALE 1" = 30' DATE 04 NOV. 08

MATCH LINE SEE SHEET 2

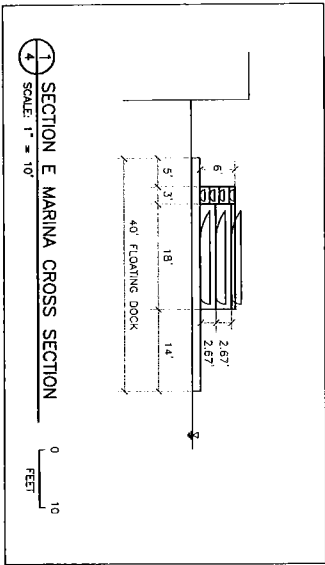


MATCH LINE SEE BELOW

B SECTION E PROPOSED MARINA DETAIL
4 SCALE: 1" = 30'



SECTION E MARINA CROSS SECTION



PRELIMINARY PLAN FOR REVIEW AND COMMENTS

NO.	DATE	REVISION	REWORKED BY	DATE	COUNTY OF LOS ANGELES, DEPT. OF ROADS & HIGHWAYS	SHEET	4	OF	4
			DRAWN BY	AS		JOB NO.	5728-39		
			DESIGNED BY			SCALE	AS SHOWN		
			APPROVED BY			DATE	07 APRIL 06		
					CONTRACT NUMBER 01-120 DISTRICT PLUMBER ROAD				

NOBLE
CONSULTANTS, INC.

2201 DUNFORD DRIVE, SUITE 63
IRVINE, CA 92718
949-752-1530
949-752-4581 (FAX)



To enrich lives through effective and caring service

May 7, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director

SUBJECT: ITEM 5b – MARINA DEL REY SLIP VACANCIES: A SPECIAL REPORT

Due to the recent and frequent reporting in the media about the state of slip vacancies in Marina del Rey, we have analyzed the data and would like to provide you with this special report, so that you will have firsthand knowledge of the situation. As indicated in the table immediately below, overall slip vacancies started to rise in September 2008 from 3% to 4% and gradually increased until vacancies peaked at 9% in February 2009, with a descent to 7% occurring in March 2009.

	18'-25'	26'-35'	36' & Above	Total Vacancies ¹	Total Slips Available	% Vacant
Jan-08	85	38	5	128	4708	3%
Feb-08	94	30	9	133	4708	3%
Mar-08	108	39	10	157	4708	3%
Apr-08	108	51	19	178	4708	4%
May-08	103	50	5	158	4708	3%
Jun-08	102	48	6	156	4708	3%
Jul-08	89	47	9	145	4708	3%
Aug-08	86	65	12	163	4708	3%
Sep-08	104	61	32	197	4708	4%
Oct-08	150	100	42	292	4708	6%
Nov-08	118	101	38	257	4708	5%
Dec-08	194	127	43	364	4708	8%
Jan-09	184	135	45	364	4708	8%
Feb-09	219	173	33	425	4708	9%
Mar-09	149	136	42	327	4708	7%

In the past, even during the time periods when vacancies were in the stable 3% range, there was no shortage of slips for rent in the categories up to 35 feet in length. It was more difficult to find vacancies in the larger slip categories. As illustrated in the table

¹ All vacancy data throughout this report excludes vacancies from Parcel 12, Esprit, as that marina is in its lease-up period.

Item 5b
Small Craft Harbor Commission
Page 2

below, vacancies are now also occurring in the larger slips, but these vacancies never exceed 1% of the total slips available for rent. Vacancies in the smaller slips under 35 feet, on the other hand, rose from the 3% range (rounded) to over 6% and presently remain at this elevated level.

	18'-25'	26'-35'	Aggregate vacancies for 35' and under	As % of total slips available for rent	Vacancies for 36' & Over	As % of total slips available for rent
Jan-08	85	38	123	2.6%	5	0.1%
Feb-08	94	30	124	2.6%	9	0.2%
Mar-08	108	39	147	3.1%	10	0.2%
Apr-08	108	51	159	3.4%	19	0.4%
May-08	103	50	153	3.2%	5	0.1%
Jun-08	102	48	150	3.2%	6	0.1%
Jul-08	89	47	136	2.9%	9	0.2%
Aug-08	86	65	151	3.2%	12	0.3%
Sep-08	104	61	165	3.5%	32	0.7%
Oct-08	150	100	250	5.3%	42	0.9%
Nov-08	118	101	219	4.7%	38	0.8%
Dec-08	194	127	321	6.8%	43	0.9%
Jan-09	184	135	319	6.8%	45	1.0%
Feb-09	219	173	392	8.3%	33	0.7%
Mar-09	149	136	285	6.1%	42	0.9%

Based on the drop in vacancies from the February peak, and given the approaching summer boating season, we are not anticipating future vacancies will be higher than what we have already experienced.

Please let me know if you have any questions.

SHK:ks



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May 7, 2009

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director

SUBJECT: **ITEM 6a - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its March 31, 2009 meeting, the Board of Supervisors approved the transfer of \$1.5 million out of the Marina Accumulative Capital Outlay (ACO) Fund to the Department of Public Works' Marina del Rey Water System ACO Fund to finance a portion of the construction costs of the Marina del Rey Waterline Replacement project.

At its April 21, 2009 meeting, the Board awarded a license agreement to Café Petra for the food and beverage concession at Burton Chace Park, for a term of 58 months, with first-year revenue to the County of \$7,100.

REGIONAL PLANNING COMMISSION'S CALENDAR

At its April 15, 2009 meeting, the Regional Planning Commission scheduled a field trip and a public hearing with respect to Marina Parcel 10 at 14126 Marquesas Way, proposed for redevelopment by Legacy Partners Neptune Marina L.P. The field trip has been scheduled for August 8 at 9:00 am, with Commissioners meeting up at Dock 52. The public hearing has been scheduled for August 12 at 6:30 pm at Chace Park.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

The traffic study prepared by the City of Los Angeles has been completed, and the County has provided its comments. The City is reviewing whether the traffic section of the Environmental Impact Report (EIR) for the dual force main project will need to be revised. If revisions are considered significant by the City, the EIR will be recirculated.

OXFORD BASIN PROJECT UPDATE

The County's Department of Public Works (DPW) is working on refinements of the project concept, with the goal of producing renderings of alternatives by June 2009. A

scope of work for a proposal to conduct a sediment and water quality study of the basin has been prepared, and DPW is working on securing consultant services to conduct the study.

REDEVELOPMENT PROJECT STATUS REPORT

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

UNLAWFUL DETAINER ACTIONS

For the month of May, Parcel 44 reported the filing of two cases, one for failure to pay rent and the other for violation of dock rules prohibiting the subleasing of slips. Parcel 28 reported the filing of two cases, both for failure to pay rent.

DESIGN CONTROL BOARD MINUTES

The minutes from the February and March 2009 Design Control Board meetings are attached.

SHK:ks
Attachments



To enrich lives through effective and caring service



**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD**

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

March 26, 2009 6:30 p.m.

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

Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
Simon Pastucha, Third District
Tony Wong, P.E., Fifth District

Members Absent: David Abelar, Second District

Department Staff Present: Santos Kreimann, Director
Charlotte Miyamoto, Chief, Planning Division
Ismael Lopez, Planner
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Greg Jaquez, Department of Public Works
Denise Fast, Re/Morguee Partners
Diana Roberts, MdR Resident
Stephen Freedman, MdR Resident
Tim Riley, Marina del Rey Lessees Association
Beverly Moore, MdR Convention & Visitors Bureau

1. Call to Order, Action on absences and Pledge of Allegiance

Ms. Cloke called the meeting to order at 6:47 p.m. and Mr. Wong led the Pledge of Allegiance

**Mr. Wong (Phinney) moved to excuse Mr. Abelar from the meeting
{Unanimous consent}**

2. Approval of the DCB minutes

Ms. Cloke (Phinney) moved to continue the February 26 minutes and approve the January 15, 2009 minutes with the following change:

Page 2 now reads:

"Ms. Cloke said the Guidelines still have language inconsistencies and asked that these be corrected. She also asked that the Guidelines include a complete street and identity index and that pump-out stations be called out"

3. Design Control Board Reviews

A. Parcel 33 - The Organic Panificio - DCB #09-003

Approval of the record of the February 26, 2009 action for conditional approval of signage and patio modifications

Mr. Phinney (Wong) moved to approve DCB #09-003 as submitted
{Unanimous consent}

4. Consent Agenda

None

5. Old Business

A. Parcel P - Oxford Retention Basin Flood Protection Multiuse Enhancement Project

Mr. Jaquez gave a thorough presentation of the project

Ms. Cloke asked if there were two storm drains flowing into the basin

Mr. Jaquez noted that two storm drains flow into the basin which store storm water that is discharged during low tides

Mr. Wong asked if an Environmental Impact Report will be required

Mr. Jaquez said an EIR was anticipated for the project

Public Comments

Ms. Fast stated her support and adding it would be a great beautification project

Ms. Roberts noted the lack of maintenance and deterioration

Mr. Freedman noted the poor maintenance and added that approvals from multiple regulating departments slow things down

Mr. Riley noted his support for this and other projects with more recreational opportunities around the Marina

Ms. Moore stated her support for the project and wanted improved pedestrian links with surrounding communities. She also suggested the presentation be available online

Mr. Kreimann commended the members of the public for their comments and noted that as the new Director he would work closely with Public Works' new Director to speed the project process

Board Comments

Mr. Wong noted his appreciation for public input and asked that Public Works do its due diligence in maintaining the basin in the interim

Mr. Pastucha asked if Public Works had been in communication with the City of LA and what steps for sediment control had been implemented on their behalf. He also suggested having pedestrian connection points between the Marina and City of LA's jurisdiction

Mr. Jaquez replied that contact with the City was currently underway and that efforts to control debris and sediment had been done by focusing on water quality regulations and toxic pollutants. He added that this project was currently in its conceptual form and that pedestrian connection points will be pursued along Admiralty Way and Washington Boulevard

Mr. Wong suggested Public Works coordinate with the Admiralty Way widening project

Mr. Kreimann stated the Department along with Public Works had been working together and determined there was no real problem with traffic flow between Admiralty Way and Via Marina, adding that they were still working out a design to improve circulation within the Marina at the intersections while coordinating pedestrian connection points

Mr. Phinney commented on design quality and suggested Public Works work to improve not only engineering issues, but biology habitat and pedestrian connections as an enhanced park which would greatly benefit the community. He also suggested water features as part of a visual attraction for the park as well as professionally produced, artistic interpretative signage to inform the public of what exists on site

Ms. Cloke (Wong) moved for the following to take effect: {Unanimous consent}

- 1. That the Board commend the Department of Public Works and recommend that environmental groups and other community societies be included during the stakeholder group meetings,**
- 2. That public outreach within the Marina be pursued in conjunction with the Department of Beaches and Harbors,**
- 3. That DPW work with all adjacent jurisdictions on up stream BMPs, such as trash collection over catch basins,**
- 4. That DPW pursue the possibility of an urban park at the site**

Mr. Kreimann suggested creating a letter to DPW to accommodate her suggestions

Ms. Miyamoto noted an earlier version of the presentation has been online and will be replaced with this new version

Ms. Cloke agreed with Mr. Kreimann. She also suggested that temporary signs be available on site to inform the public of the basin work with contact information

Ms. Cloke stated that the April 23, 2009 DCB meeting would be her last as a member of the Board

6. New Business

None

7. Staff Reports

Ms. Miyamoto provided a summary of the Staff Reports, which included a Board of Supervisors resolution for an application to the Department of Boating and Waterways for a \$4.6 million grant to improve the public launch ramp

Mr. Kreimann commented that on March 23, 2009 the Board of Supervisors approved a lease amendment for the Esprit II which provided additional time to commence and complete construction

Ms. Miyamoto reported that the Department was seeking approval for an addendum to the way finding signage program previously approved by the Board, which consisted of mole road identity and curb signage

Ms. Cloke suggested the request return the following month as a business item in order for the Board to take action on the project

Public Comments

None

Adjournment

Ms. Cloke (Phinney) moved to adjourn the Design Control Board meeting at 7:55 p.m.

{Unanimous consent}

Respectfully Submitted,

Teresa Young

Secretary for the Design Control Board



To enrich lives through effective and caring service



Santos H. Kreimann

Director

Kerry Silverstrom

Chief Deputy

**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD
*SPECIAL MEETING***

February 26, 2009 3:00 p.m.

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

Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
David Abelar, Second District
Simon Pastucha, Third District

Members Absent: Tony Wong, P.E., Fifth District

Department Staff Present: Santos H. Kreimann, Director
Charlotte Miyamoto, Chief, Planning Division
Ismael Lopez, Planner

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Jennifer Carter, Espirt I
Primitivo Castro, Office of State Senator Jenny Oropeza
Chuck Colby, The Organic Panificio
Art Caballero, DPW County of Los Angeles

1. Call to Order, Action on absences and Pledge of Allegiance

Ms. Cloke called the meeting to order at 3:10 p.m. and Mr. Phinney led the Pledge of Allegiance

Ms. Cloke asked for a moment of silence in observance of Ms. Julie Carpenter's passing

There was no action taken on the absent member

2. Approval of Minutes

None

3. Design Control Board Reviews

A. Parcel 12 - Espirt I, DCB #08-017-B

Approval of the record of the DCB January 15, 2009 action for conditional approval of new directional and apartment building signage

Ms. Carter discussed Espirt's request to change the wording condition applied to Signs C1 - C4 during the previous DCB meeting

Public Comments

None

Board Comments

Ms. Cloke (Phinney) moved to approve DCB #0817-B with Sign C (directional parking signs) as follows:

- C1 - Resident Parking 1
- C2 - Resident Parking 1 - 2
- C3 - Resident Parking 2
- C4 - Resident Parking 3 - 4 - 5
- C5 - Guest - Boater - Resident Parking 5

B. Parcel 145 - Marina International Hotel - DCB #08-018

Approval of the record of the DCB January 15, 2009 action for conditional approval in concept of hotel building renovations

Public Comments

None

Board Comments

Mr. Phinney (Abelar) moved to approve DCB #08-018 as submitted
{Unanimous consent}

C. Parcel 129 - LACO Fire Station #110 DCB #09-001

Approval of the record of DCB January 15, 2009 action for approval of new storage shed

Public Comment

None

Board Comments

Mr. Phinney (Pastucha) moved to approve DCB #09-001 as submitted
{Unanimous consent}

5. Old Business

None

6. **New Business**

A. Parcel 49S - LACO DPW - Used Oil Collection Center DCB #09-002

Consideration of new signage and security camera installation

Ms. Miyamoto gave a project overview

Mr. Caballero discussed the problems of illegal dumping of hazardous waste at the oil collection center such as paint

Mr. Abelar asked for clarification on clean vs. dirty oil and if an additional container could be used for dirty oil

Mr. Caballero said dirty used oil contained oil mixed with another substance such as antifreeze or paint. He added that two containers were on site to collect clean used oil, as mandated by the California Integrated Waste Management Board (CIWMB)

Ms. Cloke noted the intent of the center was to provide a convenient location for waste collection, which allowed the public to recycle products that are harmful to the environment, although not necessarily following CIWMB's guidelines. She added that the public was trying to do the right thing, but instead the County would be treating them as criminals

Mr. Caballero stated the site had been operating since 1995 and added that radioactive waste had been disposed of at the site, which is extremely harmful to the environment

Ms. Cloke noted the request had not been thoroughly and properly planned out, adding that proper mechanisms for public outreach and education on waste collection should be available, rather than monitoring the site to fine individuals

Mr. Caballero said the project's intent was to protect the public health and safety, adding that waste illegally dumped at the site was usually uncovered and unprotected, which may spill into the surrounding environment. He added that a permanent center at the Hyperion plant, three miles away, collected waste other than oil

Ms. Cloke stated that the Hyperion location collected paint at certain hours only, adding that she had been turned away in the past

Mr. Kreimann noted the Department recommended only five signs as opposed to the eight proposed, adding that he understood the request was a bit excessive. He also stated the request included public health signs explaining the disposal of used oil and illegal waste

Ms. Cloke said the proposed signage did not communicate proper procedures effectively and treated the public as criminals

Mr. Kreimann stated some people were dumping illegal waste knowingly, which had to be stopped. He added that he would coordinate with Public Works to seek alternate solutions

Ms. Cloke said a consolidated sign that communicated information in a way that was appropriate to the Marina was preferred

Ms. Miyamoto stated the oil collection center was not staffed because only oil was collected, adding that if other waste was collected, certified personnel would need to be present. She noted that all other County-wide locations were staffed and opened during certain hours per day, whereas the MdR collection center was unmanned and open 24/7

Ms. Cloke said a different approach would have to be pursued, with graphically smart and attractive signs, which efficiently communicated to the public the proper method for waste collection at MdR. She noted this was an opportunity for the County to receive credit for a project that could be positive and educational for all

Mr. Faughnan stated that if the County was going to have a recycling facility, then it needed to be permanent, adding that the un-manned recycling facility was not meant to allow the public to drop any hazardous waste they desired

Mr. Kreimann asked if the Board preferred a single sign which relayed the proper safety information and process to the public

Ms. Cloke said it should be a design that was consistent with Marina standards and one that the County could get credit for by helping the community

Mr. Pastucha commented on the signage font, noting that most signs contained the same font size, thereby losing the public with excessive wording. He also noted he appreciated the main identification sign and cameras, which made the center a safer site. He added that surveillance notices could be removed, and possibly modifying other signs to include oil deposit instructions on the containers

Mr. Phinney noted the center itself needed improvement, which also discouraged the public to follow regulations related to waste dumping. He added that should the center be more attractive and properly maintained, the public would likely act more responsively. He also mentioned that the project should be re-examined to provide a friendlier and cleaner design, suggesting collection of all chemicals before they piled up

Mr. Kreimann asked if the Board would approve the security cameras at this time

Ms. Cloke noted the Board would not piece-meal the project, adding that a banner could be considered for the following month if desired and, that the County should think of a different way to communicate with the public

Public Comments

Mr. Colby noted that simply installing the camera housing may prevent the public from dumping illegal waste

Board Comments

**Mr. Phinney (Abelar) moved to continue this matter up to 90 days
{Unanimous consent}**

B. Parcel 33 - The Organic Panificio - DCB #09-003

Consideration of signage and patio modifications

Ms. Miyamoto gave the project overview

Mr. Colby discussed the tree removal, patio and signage modifications

Public Comments

None

Board Comments

Mr. Abelar asked if replacing the Mexican palm trees with a different species would make a difference and if staff preferred that they be replaced on site

Ms. Miyamoto stated that staff was open to suggestions from the Applicant and that the Board could consider the location of the trees

Ms. Cloke asked if there were other projects in MdR in need of palm trees for relocation purposes

Ms. Miyamoto noted the Jamaica Bay Inn and Trizec Towers might be in need of trees

Mr. Pastucha asked if the trees would have to be cut

Mr. Colby said that a section of the deck would have to be removed because the trees were too tall, adding that he would gladly donate them

Mr. Pastucha recommended talking to a tree nursery about donating the trees and asked for the Department's policy on biological monitoring of nesting sites, noting the City of LA had been going through similar issues

Mr. Kreimann stated that a condition of approval would have to be imposed requiring monitoring to avoid nesting and roosting impacts, adding that the tree trimming policy would have to be abided by

Ms. Cloke asked if the replacement of the trees could be included in the redevelopment project for Parcel 33/NR

Mr. Faughnan said it would be appropriate to request the addition of three trees to the landscape plans of the redevelopment project. He also noted there were no policies requiring lessees to replace trees at a different site

Public Comments
None

Board Comment

**Ms. Cloke (Abelar) moved to approve DCB-09-003 with the following conditions:
{Unanimous consent}**

- 1. Applicant to provide appropriate biological monitoring information as directed by staff in order to ensure that the birds are protected.**
- 2. That the County and the applicant work together to make every possible effort to find a suitable location for the trees, first in the Marina, and then if that is not possible outside of the Marina. If after the County and the applicant have done their due diligence and no other location is available, the trees may be removed**
- 3. The master lessee shall be responsible for replacing the trees in the Marina.**

7. Staff Reports

Ms. Miyamoto provided a summary of the Staff Reports

Ms. Miyamoto asked if there were any questions about the February 17, 2009 Board of Supervisors approval of the Amendment to the LCP that clarified the roles and responsibilities of the DCB.

Mr. Abelar asked for a hard copy of the Board of Supervisors action which will be mailed to all members

Mr. Faughnan advised that the changes to the DCB will be in effect by the time of the March DCB meeting

Mr. Tripp offered to prepare a summary of the changes to the DCB's roles and responsibilities

Ms. Cloke thanked Mr. Tripp

Mr. Phinney asked about impacts of the DCB changes to the progress of the Marina del Rey Design Guidelines

Mr. Kreimann replied that the Guidelines would be moving forward and we would like to work with a DCB sub-committee to go over the mole road trees before finalizing the Guidelines

Ms. Cloke requested the sustainable plant and tree lists from the Coastal Commission, Playa Vista, and the County's Green Building Program

Ms. Cloke Mr. Tripp to contact Marcia Hanscom who had contacted her about the working groups

Public Comments

Primitivo Castro of State Senator Jenny Oropeza's office introduced himself to the Board

Ms. Cloke and Mr. Kreimann welcomed him to the meeting

Adjournment

Ms. Cloke adjourned the meeting at 5:06 p.m.

Respectfully Submitted,

Teresa Young
Secretary for the Design Control Board

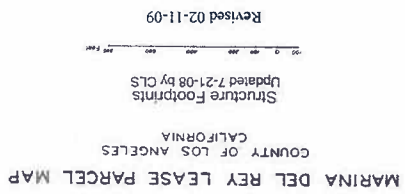
Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of February 11, 2009

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	42/43 -- Marina del Rey Hotel/ Pacifica Hotels	Dae Marquis/ Mike Barnard	* Complete renovation and dock replacement	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
2	44 -- Pier 44	Michael Paschler/ David Taban	* Built 5 new visitor serving commercial and dry storage buildings * 91,020 s.f. visitor serving commercial space 143 slips + 3 end ties and 2/4 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 63'5" tall, 771.5 linear feet view corridor proposed (239 / 73 required) Parking -- 181 at public parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet under negotiation Regulatory -- Initial DCB review during the October 2008 meeting. Item was continued and is pending a second review	
3	52/CG -- Boat Canal/ Pacific Marina Development	Jeff Ponce	* 367 -vessel dry stack storage facility * 30-vessel haul up storage space * Sheriff boatwright facility	Massing -- 70' 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 approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled); CISA/PROVED project; Regional Planning application filed December 2008.	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
4	55/SGW -- Fisherman's Village/ Gold Coast	Michael Paschler/ David Taban	* 112 -room hotel * 63,700 square foot restaurant/retail space * 50 slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site; must include parking for adjacent Parcel 61 (lessee Shanghai Rents) and replacement parking from Parcel 52	Proprietary -- Lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006, Regional Planning application filed May 2007	Shared parking analysis
5	64 -- Villa Venetia/ Lyon Capital	Frank Suryan/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18 slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkade	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB conceptual approval October 2006, Regional Planning application filed December 2006	
6	1 -- Marina del Rey Landing/ Harbor Real Estate	Greg Schiem	* New fast dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock, meat and restaurants * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; DCB approved final design with conditions August 2008; Regional Planning Commission approved CDP and CUP on May 14, 2008, CCC approved waterside improvements March 2008.	
7	7 -- Tahiti Marina	Kamran Hakim	* Building refurbishment and relocating landside boating facilities * Docks will be reconstructed	Parking -- Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- Term sheet under negotiation Regulatory -- DCB substantial anticipated for the April 2009 meeting	
8	8 -- Bay Club/ Decton Properties	David Nigel	* Building refurbishment, no new construction * Docks will be reconstructed	No changes	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB continued from July 2008 and approved concept August 2008. Site Plan Review application filed with DRP on 12/24/08	
9	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachern	* 526 apartments * 161-slip marina + 7 end-ties * 29 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 -- 103 public-parking spaces to be replaced off site	Proprietary -- Term sheet approved by BOS August 2004, lease documents approved by BOS August 2008 Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item	LCP amendment to allow apartments on Parcel FF Parking permit to allow 103 replacement public parking spaces off site Replacement of Parcel FF open space
10	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Jack Hies	* 19-story, 238-room hotel (132 hotel rooms and 136 timeshare suites) * 5-story, 332-slip parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006, RP Commission heard the matter on 10/29/08 and continued the item.	Timeshare component Wetland
11	100/10 -- 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 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; continued to March 2007 where project was approved. Per court order, EIR being redone as to grading; on 12/16/08 BOS approved EIR	
12	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Paschler/ David Taban	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkade on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkade Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006, item then on June, July, and September agenda; conceptual approval granted November 2006	
13	145 -- Marina International Hotel/ Pacifica Hotels	Dae Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- Term sheet under negotiation Regulatory -- DCB initial hearing November 2008, item continued and will be on January 2009 agenda	
14	OT -- Admiralty Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior retirement facility 5,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential senior building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006	LCP amendment to allow proposed use Parking permit for senior retirement facility and to allow some replacement public parking off site
15	33/NR -- The Waterfront	Ed Coker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site	Proprietary -- Lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004, revised project to DCB on August 2008, then December 2008 where it was continued	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
16	27 -- Jamaica Bay Inn/ Pacifica Hotels	Dae Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005 and final design approve August 2008; Regional Planning application filed December 2005 and Commission approved August 2007. Plancheck application filed	
17	18 -- Marriott Residence Inn/ Pacifica Hotels	Dae Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- Lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
18	21 -- Harbor Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	Phase I * 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 Phase 2 (Parcel C) * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	Phase I Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed September 2006 Phase 2 (Parcel C) DCB hearing March and April 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 s.f. yacht club, 2,300 s.f. office space, 221 parking spaces) to Parcel 21
19	19 -- Administration Building/ Department o Beaches and Harbors (Alternative sites being considered)	N/A	* 26,000 square-foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See item #2 above

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Note: Height information for projects will be shown as information becomes available.

Status



Project Name	Project Status	Project Number	Project Location
Term Sheet	Under Negotiation	7 (Hakim)	145 (Marquis)
		33/NR (Czucker)	44 (Piet 44)
		42/43 (Marquis)	64 (Lyon)
		95/LLS (Pashae)	
Pending Board Approval		8 (Decorn)	
		9 (Woodfin)	
Pending Regulatory Approval		1 (Schem)	
		10/FF (Legacy)	
		21 (Goldrich & Kest)	
		27 (Marquis)	
		52/GG (Pacific/Almar)	
		55/56/W (Pashae)	
		100/101 (Epstein)	
		IR (Marquis)	
		OT (Goldrich & Kest)	
Construction Scheduled or in Progress		140 (Pashae)	
		15 (Ring)	
Construction Completed		12 (Ring)	
		18 (Goldrich & Kest)	
		20 (Goldrich & Kest)	
		30 (Del Rey Yacht Club)	
		50 (Caruso)	
		76 (Tizac-Hahn)	
		97 (Pashae)	
		102 (Archstone)	
		103 (Archstone)	
		111/112 (Epstein)	