



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

September 2, 2010

TO: Small Craft Harbor Commission
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director
SUBJECT: **SMALL CRAFT HARBOR COMMISSION AGENDA
SEPTEMBER 8, 2010**

Enclosed is the September 8, 2010 meeting agenda, together with the minutes from your meeting of July 13, 2010. Also enclosed are reports related to Agenda Items 4a, 4b, 5a, 6a, 6b, and 7a. These are regular reports provided to your Commission at each meeting except for the following items:

Item 5a is the second presentation to your Commission on the Master Waterside Coastal Development Permit application, which batches dock replacement projects at various parcels in Marina del Rey into a single application.

Item 6a is a presentation from the Los Angeles County Department of Public Works regarding the status of projects under its control throughout Marina del Rey.

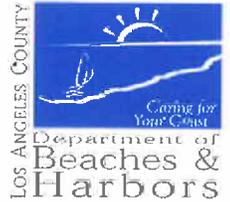
Item 6b is a presentation to your Commission regarding the Option for Amended and Restated Lease to Facilitate Redevelopment for Parcel 64 (Villa Venetia Apartments), which will extend the current expiration date by 33 years from May 10, 2021 to May 10, 2054 to allow for renovation of the existing 224-unit apartment building complex. We have included for your review the Department's recommendation letter to the Board of Supervisors and all attachments.

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



**SMALL CRAFT HARBOR COMMISSION
AGENDA
SEPTEMBER 8, 2010
10:00 A.M.**

Santos H. Kreimann
Director
Kerry Silverstrom
Chief Deputy

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

1. Call to Order and Pledge of Allegiance
2. Approval of Minutes: Meeting of July 13, 2010
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. **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)

5. **OLD BUSINESS**

- a. Master Waterside Coastal Development Permit (PRESENTATION)

6. **NEW BUSINESS**

- a. Presentation by the Department of Public Works re: Current Marina del Rey Projects (PRESENTATION)
- b. Approval of Option for Amended and Restated Lease to Facilitate Renovation at Parcel 64 (Villa Venetia Apartments) (RECOMMEND TO BOARD OF SUPERVISORS)

7. **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
 - Design Control Board Minutes
 - Unlawful Detainer Actions
 - Diversion of Ballona Creek Dry Weather Flow to Hyperion
 - Public Access on Strip of Land between Ocean Front Walk and the Beach
 - Follow-up from July 13, 2010 Meeting:
 - Bike Path Master Plan
 - Underground Oil Wells and Gas Lines in the Marina

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
July 13, 2010

Commissioners: Russ Lesser, Chairman; Allyn Rifkin, Commissioner; Vanessa Delgado, Commissioner; Dennis Alfieri, Vice Chairman; (excused absence); Albert DeBlanc, Commissioner (un-excused absence).

Department of Beaches and Harbors: Santos Kreimann, Director; Gary Jones, Deputy Director; Paul Wong, Chief of Asset Management Division; Dusty Crane, Chief of Community and Marketing Service Division.

County: Thomas Faughnan, Principal Deputy County Counsel; Sergeant Deputy Rochford Sergeant Mike Carriles, Sheriff's Department; Michael Tripp, Regional Planning; .

Call to Order and Pledge of Allegiance:

Chairman Lesser called the meeting to order at 6:00 p.m. followed by the pledge of allegiance.

Approval of Minutes:

Chairman Lesser asked for a motion to approve the June 9, 2010 minutes. **Moved by Commissioner Rifkin; seconded by Commissioner Delgado; unanimously approved.**

Item 3 - Communication from the Public

Lynn Shapiro commented on the master plan, recreation, and parking availability.

John Rizzo spoke on parking spaces and public access.

Mr. Kreimann stated the County understands it is important to increase public access to the beaches at all times and is actively developing a program with various cities to attract more people for the off hours and non-peak seasons. The Department does not have the unilateral ability to expand the Marina or Beach area parking lots, but would have to coordinate with the Coastal Commission.

John Davis spoke on the SoCalGas easement and wanted to know the status of the underground pipeline.

Mr. Wong reported the gas line leak has been taken care of, that Sempra has remediated the soil and the pipeline has been cleaned and abandoned. The project was finished in 2007.

Patricia McPherson submitted a list of questions to the Department and requested the County provide answers regarding health and safety issues with the underground pipelines and the oil wells in Mariner's Village.

Mr. Faughnan indicated the Department will treat the submittal as a public records request and provide a response.

Chairman Lesser and Commissioner Delgado recommended the County give an update on the response to Ms. McPherson's submittal in the next staff meeting report.

Mr. Kreimann responded the Department will provide status of the response in the Ongoing Activities Report.

Kathy Knight would like full disclosure to the public on the well issues.

John Nahhas commented on the Bicycle Master Plan, biking in the Marina and the Waterside CDP.

Commissioner Alfieri requested an update on the Bike Plan.

Mr. Kriemann stated there has been no update from the Department of Public Works, but will send out an email blast about the remaining Bike Workshops, and will post it to the Department's web page.

Nancy Vernon Marino commented on the Bike Plan, and SCHC meeting notices.

Mr. Kreimann advised that the SCHC meeting was properly noticed.

Item 4 – Regular Reports

Sergeant Mike Carriles presented the monthly crime and liveaboard report.

Chairman Lesser would like a comparative six-month report to be presented at next month meeting.

Dusty Crane reported on the special events.

Item 6a – Approval of Amendment No. 8 to Lease N. 11834 – Parcel 113S (Mariners Village)

Paul Wong explained the amendment covers increasing the percentage rent in the office category and the security deposit, and to update the insurance provisions. There was no public comment. **Moved by Commissioner Delgado; seconded by Commissioner Rifkin; unanimously approved.**

Item 6b – Master Waterside Coastal Development Permit

Santos Kriemann introduced the County's approach to rehabilitate seven anchorages in the Marina.

Gary Jones provided the overview of the Master Waterside CDP Plan and the factors that influenced anchorage design such as compliance with ADA requirements, changes in the Department of Boating and Waterways guidelines, elimination of double wide slips, and market trends. DBAW guidelines call for wider fairways, wider slips for both power and sailboats, and wider fingers. With the reconstruction of the seven marinas, it will create a total number of 4,253 slips.

Commissioner Rifkin asked if there are going to be plans for additional access for launching.

Santos Kriemann replied that there is enough launching access and the County has a plan that will improve the level of service.

Chairman Lesser asked about the timing and what is going to happen with the remaining marinas.

Santos Kriemann responded to his questions.

Leon Brooks spoke about small boats and vacant slips.

Dan Gottlieb stated the percentages on the report are not calculated correctly.

Darrell Steffey spoke about the sail boats, storage space and slip rates.

Chairman Lesser would like to know why the new marina's are putting in the double wide slips.

John Rizzo spoke on slip rates.

Nancy Vernon Marino commented on the plan and the noticing to boaters and residence about the meetings regarding the Master CDP Plan.

Larry Koch expressed support for the bundling of the dock projects.

Santos Kreimann explained that Parcel 8 (Bay Club) applied to the Coastal Commission prior to the Department's decision to bundle the projects.

John Nahhas spoke on spacing and loss of slips.

Chairman Lesser commented that with reconfigurations due to modern standards and changes in demographics affecting the reduction of slips, various sizes of slip widths should be considered.

Santos Kreimann stated that this is not a Master Plan but a Master Permit.

Commissioner Delgado stated that this is not new except that the separate projects are being bundled together.

Santos Kreimann commented that due to the Coastal Commission's limited resources, the County has agreed to combine the projects together and submit them all at once.

Roslyn Walker spoke on the Master Waterside Plan.

Lynn Shapiro commented about vacancy at Esprit and boating fees.

Dorothy Franklin spoke about getting a projection of the plan for the marina, and overlay of what is proposed by the County.

Item 7a – Staff Reports

Nancy Vernon Marino stated that there should be a forum to discuss shared uses of parking lots.

John Nahhas commented on staff report presentations and the Brown Act violation regarding item 6b.

Gerald Sobel spoke on having a public discussion, and slip rates.

Chairman Lesser mentioned that documents need to be legible.

Tom Faughnan responded that the County is not in violation of the Brown Act as all items distributed to the legislative body were made available to the public at the same time.

Paul Wong mentioned that the Board of Supervisor has adopted the recommendation to reject the proposal on Parcels 49 and 77; the item will now be off the agenda.

Chairman Lesser adjourned the meeting at 8:25 p.m.

The recording of the meeting is now posted on-line at the DBH website at

<http://marinadelrey.lacounty.gov/BandH/SCHCAudiofiles/July2010/SCHCJuly2010.pdf>

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES AUGUST 2010**



	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	2									2
Robbery: Weapon								1	2	3
Robbery: Strong-Arm								1	1	2
Aggravated Assault	1	2						1	2	6
Burglary: Residence	1		2		1			4	3	11
Burglary: Other Structure	2		1			2	1	1		7
Grand Theft	4	1		2	1		2	2	3	15
Grand Theft Auto	5		1					3	1	10
Arson										0
Boat Theft										0
Vehicle Burglary	3						3	4	2	12
Boat Burglary				1						1
Petty Theft	3	2				2	1	2	1	11
REPORTING DISTRICTS TOTALS	21	5	4	3	2	4	7	19	15	80

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

Source- LARCIS, **Date Prepared** September 1, 2010
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES- AUGUST 2010



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

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

Source- LARCIS, **Date Prepared** September 1, 2010
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- AUGUST 2010



Part I Crimes	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Homicide	0	0
Rape	2	0
Robbery: Weapon	0	3
Robbery: Strong-Arm	0	2
Aggravated Assault	3	3
Burglary: Residence	3	8
Burglary: Other Structure	3	4
Grand Theft	7	8
Grand Theft Auto	6	4
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	3	9
Boat Burglary	1	0
Petty Theft	5	6
Total	33	47

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

Source- LARCIS, **Date Prepared –** September 1, 2010
CRIME INFORMATION REPORT - OPTION B

2010 Crime Statistics
Marina Area
(RD's 2760-2763)

	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>
homicide	0	0	0	0	0	0	1	0
rape	0	0	1	0	0	0	0	2
robbery:weapon	0	0	0	0	0	0	0	0
robbery:strong arm	0	1	0	0	0	1	1	0
aggravated assault	0	1	0	0	0	3	0	3
burglary:residence	1	1	4	3	1	1	4	3
burglary:other structure	3	4	3	3	5	5	2	3
grand theft	13	6	5	16	16	14	17	7
grand theft auto	6	4	2	2	5	2	2	6
arson	0	0	0	0	0	0	0	0
boat theft	0	0	0	0	0	0	0	0
vehicle burglary	6	2	3	4	12	3	6	3
boat burglary	2	0	5	4	2	0	1	1
petty theft	5	5	5	5	7	11	5	5
Totals	36	24	28	37	48	40	38	33
Monthly Change %		-33.33%	16.67%	32.14%	29.73%	-16.67%	-5.00%	-13.16%



MARINA DEL REY HARBOR LIVEBOARD COMPLIANCE REPORT 2010



Liveboard Permits Issued

	July	August
New permits Issued:	3	4
Renewal Issued:	12	25
Total:	15	29
Notices to Comply Issued:	14	16

Totals:	July	August
Liveboard:	310	304
Current Permits:	241	253
Expired Permits:	59	43
No Permits:	10	8

Total reported vessels in Marina del Rey Harbor:

4690

Percentage of vessels that are registered liveboards

6.48%

Number of currently impounded vessel:

3



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September 2, 2010

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

SUBJECT: **AGENDA ITEM 4b - MARINA DEL REY & BEACH SPECIAL EVENTS**

MARINA DEL REY

MARINA DEL REY MOVIE NIGHT

Burton Chace Park
13650 Mindanao Way
Saturday, September 4, 8:00 p.m.

FREE family movie in the park! *Arctic Tale*. Come picnic with us at Hornblower Café in Burton Chace Park, open for sunset dining.

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

MARINA DEL REY WATERBUS

Through September 6

For fun on the last weekend of the 2010 summer season, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop or dine in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers welcome on board, no pets allowed. Fare is \$1.00 per person, one way.

September 3-5

Friday: 5:00 p.m. - midnight
Saturday: 11:00 a.m. - midnight
Sunday: 11:00 a.m. - 9:00 p.m.

Labor Day

11:00 a.m. - 9:00 p.m.

Boarding locations:

Marina "Mother's" Beach (ADA accessible)
4101 Admiralty Way

Fisherman's Village
13755 Fiji Way

Chace Park (ADA accessible)
13650 Mindanao Way
#110

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

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

Marina Harbor (ADA accessible)
14028 Tahiti Way, Dock Gate #A-2200

Esprit 1, (ADA accessible)
13900 Marquesas Way, Dock Gate B-401

Del Rey Landing
13800 Bora Bora Way, Fuel Dock

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

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

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

CALIFORNIA COASTAL CLEANUP DAY

13509 Fiji Way-Dock 52
Marina del Rey
September 25, 2010
9:00 a.m. – 12:00 p.m.

Join the Santa Monica Bay Restoration Foundation in Marina del Rey for L.A. County's only cleanup on kayaks. Come out and help clean the largest man-made pleasure craft harbor in the U.S. Bring your own small watercraft or kayak. Parking is free on a first come, first serve basis at Dock 52, where a shuttle will transport volunteers to and from the launch sites. Registration is at 8:00 a.m.

For more information call: (800) Heal-Bay or visit www.healthebay.com

DISCOVER MARINA DEL REY DAY 2010

Sponsored by the Los Angeles County Department of Beaches and Harbors
Burton Chace Park
Sunday, October 10
11:00 a.m. to 4:00 p.m.

Discover Marina del Rey Day 2010 is a community event that can be enjoyed free of charge by the public, featuring booths from various organizations on health, safety and the environment, plus games, music, snack carts, pumpkin patch and children's marionette shows. Visitors who wish to access the popular inflatable games must pay \$5.00 for a wristband. Food and soft drinks are also available for purchase at the park's restaurant, Hornblower Café, throughout the day.

Parking at a reasonable rate is available in County Lots 77, 45L and 4 near the venue and in County Lot 5 on Bali Way.

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

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

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

Saturday, September 4

Lipbone Redding & the LipBone Orchestra, playing New Orleans Swing

Sunday, September 5

Keiko Okamoto Latin Jazz Band, playing Latin Jazz

Monday, September 6

LA Love Band, playing Classic Jazz, Blues & Soul

Saturday, September 11

Eric & The Diamond Cutters, playing Neil Diamond Tribute & more

Sunday, September 12

2 AZZ 1 Body & Soul Band, Smooth Jazz

Saturday, September 18

Iliana Rose Band, playing Cuban Jazz

Sunday, September 19

LA Bluescasters, playing Traditional Blues with Rock & Jazz

Saturday, September 25

Moondance, playing Big Band Swing

Sunday, September 26

Brad Wilson Band, playing Rockin' Blues

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

BEACH EVENTS

BEACH SHUTTLE

Through September 6

Friday and Saturday from 10:00 a.m. – 10:00 p.m.

Sunday and Labor Day from 10:00 a.m. – 8:00 p.m.

Catch a free ride one last time this 2010 summer season on the Beach Shuttle to and from Playa Vista, Marina del Rey and the Venice Pier, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way.

For more information call: Marina del Rey Visitors Center at (310) 305-9545 or Playa Vista Guest House at (310) 745-5200

FIESTA HERMOSA

City of Hermosa Beach
September 4 - 6, 2010
10:00 a.m. – 6:00 p.m.

The annual Labor Day weekend of festivities will take place in downtown Hermosa along Hermosa Avenue, Pier Avenue and Pier Plaza. The three-day event will include vendors, food booths, children's rides and music entertainment stages.

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

2010 SUMMER OF MUSIC

Redondo Beach Pier
Thursday, September 2, & Saturday, September 4
6:00 p.m. – 8:00 p.m.

Free concerts on the Pier. Take in the fabulous view and amazing sunsets and listen to music ranging from Island/Calypso to Blues.

For more information: Visit www.redondopier.com

SHORE FISHING

12505 Vista Del Mar
Los Angeles, CA 90245
Saturdays: Sept. 4, 11, 18, and 25
8:00 a.m. – 10:00 a.m.

Los Angeles County Department of Beaches and Harbors is offering an introduction to shore fishing class. Come enjoy a beautiful morning of fishing from the shores of Dockweiler Beach. Fishing poles and bait will be provided at no cost. All ages are welcome. Anyone under the age of 12 years old must be accompanied by an adult. Anyone over the age of 16 years old must present a valid California fishing license to participate.

Please call to pre-register at (310) 726-4128. *Limited to 10 participants per session.

For more information call: (310) 726-4128

BEACH NATURE WALKS

Dockweiler State Beach
12501 Vista Del Mar
Playa del Rey, 90293

Thursdays – 10:00 a.m. to 12:00 p.m. Sept 16, Oct. 7, Nov. 4
Saturdays – 8:00 a.m. to 10:00 a.m. Sept. 11, Oct. 16, Nov. 13

The Los Angeles County Department of Beaches and Harbors is teaming up with the Los Angeles Audubon Society to provide free guided nature walks on Dockweiler Beach. In particular, time will be spent looking for the Western Snowy Plover, a small bird that spends its life on the beach eating, sleeping, and resting.

For more information call: (310) 726-4128

MOVIE ON THE BEACH

Manhattan Beach Pier-North Side
100 Manhattan Beach Boulevard
September 11, 2010
7:00 p.m.

Manhattan Beach invites you to a free movie on the beach. Pack your beach blankets, have dinner in downtown Manhattan Beach or pack a picnic basket and head down to the Pier. The movie will be Disney Pixar's "UP".

For more information call: (310) 802-5448

SHK:DC:ks



To enrich lives through effective and caring service



September 2, 2010

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

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

SUBJECT: ITEM 5a - MASTER WATERSIDE COASTAL DEVELOPMENT PERMIT

Item 5a on your agenda pertains to the Master Waterside Coastal Development Permit (Master Waterside CDP) the Department is preparing, which batches the permit applications for the reconstruction of seven for-lease marinas and four public boating parcels in one coastal development permit application. The following six for-lease marinas including in the Master Waterside CDP are owned and operated by various lessees:

- Parcel 8 (Bay Club)
- Parcel 10 (Neptune Legacy)
- Parcel 21 (Holiday Harbor)
- Parcels 42/43 (Marina del Rey Hotel and Marina)
- Parcel 44 (Pier 44)
- Parcel 125 (Marina City Club)

The seventh for-lease marina included in the Master Waterside CDP – Parcel 47 (the former Santa Monica Windjammers Bay Club marina) – is owned by the County of Los Angeles and operated by the Department. The remaining parcels – Parcels 48/EE (The Boathouse and Chace Park transient slips), Parcel 49 (public launch ramp) and Parcel 77 (boat storage facility adjacent to Chace Park with tie-ups) – are all owned by the County as well but are not for-lease marinas, rather they are all connected to our planned expansion of public recreational boating.

Nearly all of these marinas were built over 40 years ago and are past their useful life. The attached report includes an overview of the Master Waterside CDP effort, a brief description of the reconstruction plans for each of the applicant marinas, and before and after slip counts and slip sizes. At your meeting, Department staff will make a presentation of the draft Master Waterside CDP application and answer any questions you may have.

SHK:ks
Attachment

**MASTER WATERSIDE COASTAL DEVELOPMENT PERMIT
BRIEFING REPORT TO SMALL CRAFT HARBOR COMMISSION
FOR MEETING OF SEPTEMBER 8, 2010**

A. Project Overview

The County of Los Angeles (“the County”) is requesting approval of a Master Waterside Coastal Development Permit (“Master Marina CDP”) to cover the proposed reconstruction of multiple existing docks in the Marina del Rey harbor. The County and six marina lessees (collectively “Applicant”) propose to consolidate in this Master Marina CDP a total of eleven boat dock reconstruction projects on Parcels 8, 10, 21, 42/43, 44, 47/45, 48, 49, 77, 125 and EE.¹ One of the six leasehold dock reconstruction projects, Parcels 42/43, includes a waterside extension of dock facilities into an area for which an active lease is required; therefore, the County is acting as applicant with regard to this waterside expansion.

The marinas were originally built in the 1960s and early 1970s, and each is now past its useful life. Many of the for-lease docks and boat slips are not useable, the result of a combination of normal aging, wear-and-tear, storm-related damage and changing market demand. The Project consists of the reconstruction of seven docks with for-lease slips (Parcels 8, 10, 21, 42/43, 44, 47/45 and 125) for which coastal development permits are being requested, as well as the planned expansion of public recreational boating on County-operated Parcels 48, 49, 77 and EE.

With the exception of the marina on Parcels 42/43, all of the dock reconstructions and recreational boating enhancements will occur within the existing water parcel area currently occupied by existing docks and waterside improvements.

The dock reconstruction projects would be carried out under a collective and coordinated approach that monitors changes to the distribution of boat slips throughout the phased construction period and at project completion.

The Applicant’s for-lease marinas currently contain a total of 1,826 slips. When completed, the project will yield a total of 1,346 newly-constructed for-lease slips. All existing dock floats, ramps and pilings within the anchorages will be removed and new floats, ramps and pilings will be constructed of state-of-the-art systems.

The Project includes an expansion of the free or low-cost recreational boating facilities on County-operated parcels 48, 49, 77 and EE, all of which adjoin the landside development of an expanded Chace Park. These marinas currently contain a total of 220 slips, and, when redeveloped, will contain a total of 300 slips and rack spaces.

The Project will accomplish other important objectives for boater facilities in the areas of safety design, improvements to boater parking, and water quality. In conformance with the Americans with Disabilities Act (“ADA”) and guidelines promulgated by the Department of Boating and Waterways (“DBAW”), the new facilities will be ADA accessible and designed with updated minimum finger dock width, slip clear widths and fairway width dimensions. The newly-constructed docks will provide updated boater utility services, as well as additional vessel pump-

¹ *The seven marina co-applicants are operators of docks with approved plans for demolition and reconstruction. Thus, although the marinas are legally distinct entities, they are inter-related for the purpose of this master coastal development permit.*

outs that meet new State’s Clean Marina criteria. Boater parking that is currently located mainly in shared parking lots, will be improved through landside redevelopment projects, resulting in mainly designated boater parking areas.

The Applicant’s marinas are located between the nearest public road and the sea within coastal waters, and, like all waterside areas in Marina del Rey, are within the original jurisdiction of the California Coastal Commission. Two of the marinas (Parcels 8 and 21) were the subject of previous submittals to the Coastal Commission; Parcel 21 was withdrawn by the applicant, and Parcel 8 is pending review. Subsequent to the filing of these applications with the Coastal Commission, however, the County elected to prepare a single, unitary CDP bundling all redeveloping marinas and addressing cumulative impact and broader recreational boating issues.

B. Marina Context and Background

The Marina currently contains a total of 4,731 boat slips dispersed among 21 individual leasehold marinas (originally constructed between 1964 and 1972), in addition to commercial boat berths (Parcels 1, 55 and 56) and public transient docks, boating instruction facilities and government docks (Parcels 48, 62, 77 and EE).²

The slips range in size from approximately 18 feet to over 51 feet in length, with the following slip distribution³:

Marina del Rey Harborwide Slip Distribution				
Slip Size (linear feet)	25’ or less	26’ to 35’	36’ to 50’	> 51”
	1,231	2,074	1,146	280

Of the approximately 4,731 boat slips provided within Marina del Rey, approximately 70% of the slips are 35 feet or under, and approximately 51% are under 30 feet. The harbor has experienced prolonged high vacancy rates in the smaller boat slips, as will be discussed further.

Since the mid-1980s, the original marinas began undergoing renovation and replacement. Eight of the original marinas (Parcels 12, 13, 18, 20, 54, 111, 112, and 132) have already been replaced in connection principally with their respective lease extensions and redevelopment or renovation projects. Of the remaining six marinas, one marina (Parcel 15) already has regulatory approval for its replacement and another (Parcel 7) will be replaced in approximately ten years by-and-large with its current configuration. The remaining marinas (Parcels 28, 30,

² Marina Del Rey Slip Pricing and Vacancy Study, Prepared for Los Angeles County Department of Beaches and Harbors, March 2009.

³ Marina Del Rey Slip Pricing and Vacancy Study, Prepared for Los Angeles County Department of Beaches and Harbors, March 2009.

41, and 53) have no near-term plans to rebuild and are being maintained in acceptable or better condition.

Other existing public boating improvements include transient slips at Parcel EE (Burton Chace Park), dry stack and mast-up storage (817 spaces)⁴, a ten-lane public launching ramp on Parcel 49, various public pump-out stations (Parcels 1, 49 and EE), newly constructed fuel dock (Parcel 1), repair yards, charter and rental boats, harbor tours, and sailing instruction schools.

C. Project Description

The Project includes reconstruction of the Applicant's seven existing for-lease docks on Parcels 8, 10, 21, 42/43, 44, 47/45 and 125. Additionally, in conjunction with the County's expansion of Chase Park, existing County-operated transient and guest boat docks on Parcels 48, 49, 77 and EE will be upgraded to provide over 472 additional linear feet of side-tie space for transient and guest berthing and new small boat docks for up to 162 personal watercrafts and small crafts.

The six privately-operated marinas and one County-operated for-lease marina provide boat slips that are available for rental to the general public on a month-to-month or annual basis. Upon completion of the proposed development, the marina slip leases will remain available to the general public. The proposed project does not include any proposed change to the method of leasing.

The Project contains the following eleven components by Parcel:

Parcel 8

The Parcel 8 waterside development would demolish an existing 44-year old, 231-slip marina and construct a new 207-slip marina. This marina is located waterside of the Bay Club project at 14015 and 14035 Tahiti Way. A Mitigated Negative Declaration was approved by the Regional Planning Department for the combined landside/waterside development, and the marina project received the endorsement of the Small Craft Harbor Commission. As part of the landside improvements, three additional spaces will be added to the dedicated boater parking area, resulting in a parking-to-boat slip ratio of .83. The existing marina is constructed primarily of a fiberglass/wood composite system. A total of 117 dock pilings would be removed and approximately 126 concrete pilings would be installed to support the new dock system.

Parcel 10

The Parcel 10 waterside development would demolish an existing 46-year old, 184-slip marina and construct a new 161-slip marina. This marina is located waterside of the Neptune Marina project on Marquesas Way. An Environmental Impact Report for the combined landside/waterside project was certified by the Board of Supervisors when it approved the landside development for new residential apartments. The marina project received the endorsement of the Small Craft Harbor Commission. As part of the landside proposal, 131 dedicated boater parking spaces will be developed, resulting in a parking-to-boat slip ratio of .81. The existing marina is constructed of wood with concrete flotation

⁴ *Marina Del Rey Slip Pricing and Vacancy Study, Prepared for Los Angeles County Department of Beaches and Harbors, March 2009.*

Parcel 21

The Parcel 21 waterside development would demolish an existing 42-year old, 183-slip marina and construct a new 92-slip marina. This marina is located waterside of the Holiday Harbor project on Panay Way. An Environmental Impact Report was certified by the Board of Supervisors when it approved the landside proposal for marine commercial offices, parking garage and community park. The marina project, which was determined by the County to be categorically exempt from CEQA, has received the endorsement of the Small Craft Harbor Commission. As part of the landside proposal, 71 dedicated boater parking spaces will be developed, resulting in a parking-to-boat slip ratio of .77. This is one of two marinas in Marina del Rey that currently has “double” or “buddy” slips. The new anchorage will be a structural wood system with a concrete deck and polyethylene floats. The new anchorage will provide a new pump-out station and a WaterBus (County’s low-cost public water transportation) docking area. The average slip size will increase from 26.55 feet to 36.40 feet.

Parcel 42/43

The Parcel 42/43 waterside development would demolish an existing 46-year old, 348-slip marina and construct a new 277-slip marina. This marina is located waterside of the Marina del Rey Hotel on Bali Way. A Mitigated Negative Declaration was prepared for the combined landside/waterside project, and the landside hotel renovation is pending approval with the Regional Planning Department. The marina project, which was determined by the County to be categorically exempt from CEQA, is pending review by the Small Craft Harbor Commission. After the redevelopment, boater parking will continue to be served from the 380-space shared parking facility. Since there is no addition of any improvement to the landside and the marina now has fewer slips, parking for boaters should be improved from the current condition. The existing marina docks are constructed of fiberglass and wood.

Parcel 44

The Parcel 44 waterside development would demolish an existing 44-year old, 232-slip marina and construct a new 143-slip marina. This marina is located waterside of the Pier 44 project on Admiralty Way. The marina project has received approval from the Design Control Board. As part of the landside proposal, 111 dedicated boater parking spaces will be developed, resulting in a parking-to-boat slip ratio of .78. The existing marina docks are constructed of wood with plastic and concrete flotation.

Parcel 47 (includes Parcel 45)

The Parcel 47 waterside development would demolish an existing 38-year old, 173-slip marina and construct a new 94-slip marina. Parcel 45 is adjacent to Parcel 47. It involves removal of the existing 159-slip marina and construction of a new 94-slip marina. The merged marina is located waterside of the building leased to Santa Monica Windjammers Yacht Club at the terminus of Mindanao Way. The merged marina project is pending approval by the County. Boater parking will continue to be provided from a 345-space shared parking facility which, after deducting 67 spaces that serve the Yacht Club and the office building, results in a parking-to-boat slip ratio of 1.48. The existing marina docks are of concrete construction.

Parcels 48/EE

The Parcels 48 and EE waterside developments would demolish existing docks totaling 33 slips, including 23 transient slips on waterside Parcel EE and 10 slips on Parcel 48 used by the Water Awareness, Training, Education and Recreation (W.A.T.E.R.) Program and Sea Scouts. The redevelopment will increase the number of slips by 11 for a total of 44 by adding 10 slips on Parcel EE, and constructing an additional two slips on Parcel 48. Once complete, Parcel EE will provide an additional 190 feet of side-tie for transient watercraft, which could accommodate six 30-foot boats. Parcel 48 will be redesigned to more efficiently accommodate small watercraft and provide enhanced flexibility to users.

Parcels 77 and 49

The Parcel 77 waterside development would remove the existing 14-slip space currently occupied by a combination of boat repair activities and staging and docking uses that are now obsolete. These would be replaced with a 485-linear-foot dock and associated small craft rack system having the capacity to accommodate up to 162 boats with a maximum length of 18 feet or less. This project is in the furtherance of the Burton Chace Park Master Plan and the intended Recreation Boating Center. Ancillary to this project is a new 150-linear-foot dock and side-tie on nearby water area of Parcel 49. Having the new tie-up in this location makes efficient use of underutilized water area near the existing boat launch and improves access for transient and guest boaters to nearby landside shopping, restaurants and retail stores. The marina project is pending review by the Small Craft Harbor Commission. Boater parking will continue to be provided from public parking areas serving Burton Chace Park and the public boat launch ramp.

Parcel 125

The Parcel 125 waterside development is located waterside of the Marina City Club on Admiralty Way and would demolish an existing 41-year old, 316-slip marina and construct a 278-slip marina. The marina project, which was determined by the County to be categorically exempt from CEQA, has received the endorsement of the Small Craft Harbor Commission. In conjunction with the existing landside residential development, boater parking will continue to be served from a 361 shared parking facility. The existing marina docks are of concrete construction.

D. Marina Designs/Slip Reduction

The Project's for-lease dock reconstructions are designed with slip distributions that meet the current and projected demands for recreational boating. They reflect established regional and national trend lines in the boat construction and consumer markets all of which has been observed locally in Marina del Rey for many years. Of particular concern, and as noted in various meetings with the County, marina tenants and local boat owners, is the steady decline in the demand for smaller wet slips. Based on these trends and the need to modernize docks for safety, functionality and accessibility, the Applicant selected the types of designs that comprise the Master Marina CDP plans.

Several factors influence the proposed modifications to slip counts and their distribution. First, the existing marinas were constructed between 38 and 50 years ago in accordance with dated dock layout standards. Today, new or reconstructed marinas are urged to comply with the current "Layout and Design Guidelines" put forth by DBAW. The purpose of these standards is

to improve maneuverability and reduce accidents and damage to boat and anchorage property. For health and safety reasons, the County advocates, whenever possible, the provision of marina facilities that comply with the updated guidelines. And, when incorporated into any dock reconstruction design, these guidelines for wider slips/berths will always produce fewer slips within a given existing water parcel area. A greater amount of marina basin area has to be devoted to the dock infrastructure of floating walkways and finger floats, as well as increased fairway widths (interior channels between docks), under the recommended guidelines.

Second, the design requirements imposed under the Americans with Disabilities Act (ADA), necessitate wider fingers, docks, and longer access ramps.

Third, given the known impacts of boater activities on the marina and coastal environments, upgrades to marina facilities are required to accommodate boater efforts that contribute to the “clean marina” and “green marina” objectives promulgated by DBAW and the Santa Monica Bay Restoration Commission. Today, the provision of on-dock boating facilities, such as vessel pump-out facilities which were not previously provided, require additional space and further reduce the water parcel area available for boat slips.

Finally, as documented by DBAW’s various needs assessments, marinas have been increasing berth sizes to accommodate the wider widths of newer vessels and power boats, in particular. Double loaded slips, which are frequently found in older marinas, are being eliminated to more efficiently accommodate the wider and longer vessel designs that are common today. Marketing studies have shown that the greatest demand is in the mid- and larger-sized boat sizes (35 feet and over), and to meet this demand, marinas are reducing the number of smaller slips and increasing the mid- and larger range slips. Wider slips provide the greatest flexibility for berthing of a range of recreational boats, both newer sailboats and power boats. The table below shows the cumulative effect on for-lease slips resulting from this Project:

Master Marina Breakdown of Slip Loss

<u>Parcel</u>	<u>ADA</u>	<u>DBAW</u>	<u>Market</u>	<u>Other</u>	<u>Total Loss</u>
8	4	20	0	0	24
10	1	15	7	0	23
21	1	12	78	0	91
42/43	4	32	35	0	71
44	1	34	52	2*	89
47/45	4	32	108	0	144
125	1	22	15	0	38
Totals	16	168	296	2	480

* This two slip loss is tied to the creation of dinghy berths.

E. Dock Parking

Many of the existing parking for slip lessees is contained within shared parking facilities within the landside developments. The following table illustrates the existing parking condition:

Marina Parcel	Existing # slips	Existing Boater Parking	Parking Per Slip
8	231	169	.73
10	184	119	.65
21	183	187 Shared	Shared
42/43	348	193	.55
44	232	393 Shared	Shared
47/45	332	321 Shared (290 boaters)	.87
125	316	361 Shared	Shared

More dedicated parking for slip tenants is proposed after dock reconstruction. The table below illustrates the improved parking ratios post development, which mostly exceed the code requirement.

Marina Parcel	Proposed # slips	Proposed Boater Parking	Parking Per Slip
8	207	172	.83
10	161	131	.81
21	92	71	.77
42/43	277	193	Shared
44	143	111	.80
47/45	188	345 Shared(278 boaters)	1.48
125	278	361 Shared	Shared

F. In-lieu Fee

Each reconstructed privately-operated, for-lease marina shall provide:

1. An in-lieu fee to the County, or a non-profit organization acceptable to the Executive Director of the Coastal Commission, to be used for scholarships for youths to participate in boating programs, for purchase of sail training vessels, funding for transportation to bring youths to the Marina, and for other similar programs to enhance lower cost boating opportunities. Such programs may include, but are not limited to the County's Water Awareness, Training, Education and Recreation (W.A.T.E.R.) Youth Program.
2. The in-lieu fee shall be the equivalent annual rental value of one 30-foot boat slip (based upon the listed per-foot rental rate posted at the marina on July 1 of each year for 30-foot slips) for each 100 slips measuring over 32 feet in length. The payment of the in-lieu fee to the County, or the approved non-profit organization, will commence upon completion of the marina redevelopment construction and continue annually, throughout the life of the project.
3. The Department of Beaches and Harbors shall provide (or shall cause the appropriate non-profit organization to provide) an annual report, for the review and approval of the Executive Director of the Coastal Commission, detailing the in-lieu fees that have been

collected, the lower cost boating programs developed and operated, and the number of people participating in such programs. The report shall be provided annually, no later than January 15th of each year for the proceeding calendar year.

G. Slip Distribution in New For-Lease Marinas

Newly reconstructed for-lease docks are designed to retain as many small boat slips as possible given the significant changes that have occurred in the market demand for fewer smaller boat sizes and related changes in preferences for wet versus dry boat storage. The proposed marina designs are intended to achieve the full potential of Marina del Rey harbor to meet the recreational demands by owners of boats of all sizes, as well as continue to meet low-cost recreational boating needs, in up-to-date, accessible marinas.

The County has documented significant trends in boat slip vacancies throughout Marina del Rey harbor and across various boat slip sizes, most notably in smaller size slips. These trends have continued steadily since the 1990's in spite of other factors that would otherwise have offset boat slip vacancies including the increasing population in Southern California and the fact that very few harbors have been built in California in the last 30 years; both of which would have placed increased demand on the fixed amount of available water area devoted to recreational boating and greatly reduce the rate of slip vacancy had the Marina contained a proper mix of slips.

The following table contains historical vacancies in Marina del Rey harbor by boat slip size since 1987 and illustrates that until replacement and reconstruction of the marinas began in earnest, there were consistently high vacancies in the smaller <35-foot slips.

Year	18-25'	26-35'	36-50'	Over 50'	Total
1987	90.6	99.1	3.1	1.9	194.7
1988	107.2	69.5	1.5	1.2	179.3
1989	49.1	52.8	2	0.7	104.5
1990	79.2	102.7	5.5	3.3	190.7
1991	112.5	166.5	23	10.3	312.3
1992	198.3	249.1	57.3	15.4	520.2
1993	152.7	278	86	16	532.7
1994	131.1	256.8	92.9	20.8	501.7
1995	143.3	292.4	106.4	20.2	562
1996	176.9	278.9	114.8	27.8	598.5
1997	163.1	272.4	137.3	26	598.8
1998	162.2	282.8	101.9	18.7	565.6
1999	123.4	267.9	74.8	16	482.2
2000	154.7	206.2	60.9	14.7	436.4
2001	-	-	-	-	-
2002	71.2	56.7	7.4	1.3	136.5
2003	66.5	47.1	12.7	3.3	129.5
2004	44.2	23.8	6.1	2.1	76.2

Source: Los Angeles County Department of Beaches and Harbors. Notes: The 1987 data is for the last 9 months only. 2001 data is unavailable. Data before 2002 did not include the yacht clubs (Parcels 30 and 132). Slip demolition for slip replacement started in 2002: 1) Slips being held vacant preparing for demolition not counted and 2) Demolished slips not counted.

The pattern of boat slip vacancy in Marina del Rey is examined in the Marina del Rey Slip Pricing and Vacancy Study (2009) which found that there are major variations in the vacancy patterns among various slip sizes with the lowest vacancies consistently in the 50-foot and greater category and the highest vacancies consistently in the 12- to 25-foot category. The most pronounced vacancy rates are experienced in the slips sized under 36 feet, especially those under 25 feet.

Over the last six months, Marina del Rey has experienced higher slip vacancy rates in all four size categories for which data has been tracked historically (18'-25', 26'-35', 36'-50', 51'+) than in previous years. While the economy has no doubt had an influence on the current vacancy rate, other factors include the opening of the new 227-slip Esprit I marina (Parcel 12) in late 2008 (where the smallest slip size is 35'), the decision of Bar Harbor (Parcel 15) to re-lease its slips after preparing to demolish the marina, the inability to lease many double-wide slips in Holiday Harbor (Parcel 21) and Pier 44 (Parcel 44) because of the changes to boat widths, as well as slips being held off the market by leaseholds that are waiting to replace or repair unuseable spaces. These additional factors have caused an under-reporting of the true vacancy picture throughout the Marina over the past five years.

As of April 2010, there are 585 empty slips out of 4,731 slips in Marina del Rey (12.3%) broken down as follows:

Slip Size	Slips	Vacancies	% of Size Category
18' to 25'	1,231	203	16.5%
26' to 35'	2,074	252	12.2%
36' to 50'	1,146	106	9.2%
51+'	280	24	8.6%
<i>Totals</i>	4,731	585	12.4%

H. Lack of Demand for Small Slips 35 feet and under

According to studies (Marina Del Rey Boat Slip Sizing and Pricing Study, April 20, 2001, and 2004 update, prepared by Williams-Kuebelbeck & Associates, Inc.; DBAW: California Boating Facilities Needs Assessment report, dated October 15, 2002, and Marina del Rey Slip Sizing Study Marina Del Rey, California, prepared by Noble Consultants, Inc, March 11, 2009), vacancies are generally higher for boat slips under 36 feet than for boats slips 36 feet and longer. For Marina del Rey, the Department of Beaches and Harbors reports that the overall average vacancy for 2008 was approximately 4%. The report indicates that the vacancy rate for slips less than 36 feet was approximately 3.7% while the vacancy rate for boats 36 feet and longer was less than 1%.

Key contributors to the lack of demand for existing smaller sized boat slips include:

- Boating trends have driven an evolution in the design and production of sail boats with wider beams. Double-wide slips (referred to as “buddy” slips) constructed in the 1960s and 1970s to accommodate two slimmer vessels can now only accommodate one. The resulting excess berth space has created inefficiencies and unusable slips. Also, more modern 25-foot boats seeking a wet slip can not necessarily fit into a single older 25-foot slip.

- Owners of more modern shorter-length boats are choosing dry storage. This is a key finding of DBAW’s Needs Assessment of 2002. Again, boat manufacturers’ design of lighter-weight boat construction materials has resulted in an increased ability to move shorter vessels to dry storage. The County has responded by expanding its plans for construction of dry storage facilities to accommodate this shifting demand. Larger boats, although they may be constructed of light-weight materials, are not transportable and must be berthed in the water.

These facts substantiate the underlying indicators and the need to “right-size” and redistribute slips across various vessel sizes in order for the Marina del Rey harbor to achieve its full potential.

The Noble Consultants Study analyzed the historic slip distributions for the 21 individual marinas. The study reviewed the changes in boat berth distributions for the Marina del Rey individual marinas; compared these distributions to other California marinas; discussed the already reconfigured marinas and the Project marinas; reviewed the Marina del Rey slip demand, DBAW design guidelines, and the change in the vessel beam width versus vessel length since the 1960s; and made “right-sizing” recommendations for Marina del Rey marinas.

The 2009 Slip Sizing Study found that compliance with current DBAW guidelines will result in a reduction in the total number of slips, that the highest slip vacancy rate is for slips sizes ≤ 35 feet, and that more boats in the ≤ 30 feet length category are expected to move to dry storage. Based on those findings, the 2009 Slip Sizing Study found that reconfigured marinas should meet the minimum DBAW guidelines and accessibility requirements, the minimum slip length should be 30 feet for reconfigured marinas, the average slip length for an individual reconfigured marina should not exceed 44 feet, unless there is a justification, and, for Marina del Rey as a whole (with all marinas combined) should not exceed 40 feet.

The study, which found that the average slip length for the 21 marinas is shorter than the majority of the other California marinas (including all proposed reconfigurations), recommended the application of two boat-length distribution scenarios, as follows:

Berth Length (in feet)	Marina del Rey Harbor (all marinas combined)	Maximum Case for individual marinas
< 30	30%	0%
31-35	20%	30%
36-40	19%	25%
41-45	10%	20%
46-50	10%	14%
≥ 51	11%	11%
Total	100%	100%

The proposed Project is consistent with changes in boat slip distributions in other Southern California harbors, observed trends in Marina del Rey harbor and previous Coastal Commission approvals that acknowledge reductions due to compliance with DBAW guidelines, adherence to ADA requirements, installation of vessel pump-out systems (individual slips and multi-slips) and construction of updated fire protection, water, electrical, and lighting systems:

- Regionally, since the early 1990’s, marinas have been renovating their aging marinas and reconfiguring their slip size distribution to favor larger boats—boats 36 feet and

larger. In the early 1990's, Ventura Isle Marina, in the City of Ventura, reduced their total number of slips from 597 slips to 467, and reduced the slips 25 foot and under from 26% to 9% of the total. The average slip size increased from 31.9 to 38.2 feet (Coastal Development Permit No. 4-91-55).

- Cabrillo Harbor, in the San Pedro area of the City of Los Angeles, provides two marinas: Cabrillo Marina and Cabrillo Way Marina. Under a Port of Los Angeles coastal permit, Cabrillo Way Marina was recently reconfigured reducing the number of slips from 625 to 614. Slips that were 25 feet and under, and originally constituted 18% of the total, were eliminated. Cabrillo Marina provides no slips 25 feet or under. The average slip size increased from approximately 34.5 to 42 feet.
- In 1999, Sunset Harbor Marina (i.e. Sunset Aquatic Park) in Seal Beach, reduced the total number of slips from 255 to 240. Slips that were 25 feet and under, which constituted approximately 30% (78) of the total, was reduced to 16% (40) of the total. Slips 35 feet and larger were increased with the overall slip length increasing from 30.5 to 32.8 feet (Coastal Development Permit No. 5-99-244).
- Most recently, in October 2009, the Commission approved the Dana Point Harbor Revitalization Plan (Land Use Plan) that included a proposed marina renovation and redistribution of the existing boat slip mix. The Plan, which was approved by the Commission, included reducing the total number of slips from 2,409 to 2,200 and reducing the slips 30 foot and under from 75% (1,795) of the total to 67% (1,472) of the total. Slips considered in the mid and large range increased approximately 5% (87) and 2% (33) respectively. The average slip length increased from 29.85 feet to 31.34 feet for Dana Point Harbor.

In accordance with recent Coastal Commission decisions⁵ to permit marina construction with slip reductions due to changes in demand for larger boat slips and consistent with the recommendations of the Marina del Rey Slip Sizing Study, this Master Marina CDP Project would adhere to the following minimum distribution standards:

- A minimum of 25% of the total number of slips shall be 32 feet or under in length.
- A minimum of 25% of the total number slips shall be 32 feet, 1-inch to 38 feet in length.

Landside redevelopment plans for Marina del Rey include the expansion of dry boat storage, including stacked, un-stacked and mast-up, on Parcels 52GG, 49, 77 and 44.

As was the case with the Del Rey Yacht Club in Marina del Rey, marinas will be subject to a reduction in slip numbers when undergoing redevelopment if only as a result of compliance with ADA requirements and DBAW guidelines. Each ADA-accessible dock will usually cause a reduction of at least two slips due to the need to build a longer and wider ramp, wider fingers, and a wider main walkway. Current DBAW guidelines seem to affect marinas in three ways:

⁵ California Coastal Commission decision on the Channel Islands Public Works Plan Waterside Amendment, "Slip Size Distribution for New or Reconstructed Marinas."

wider suggested slip widths (for both power and sail), wider finger widths, and wider fairways. Of these, the requirement for wider slips most greatly affects nearly all of the Marina's older slips, resulting in a loss of two to four slips per dock.

While many of the older marinas have fairways that meet current DBAW guidelines (fairway widths are determined by a mathematical formula based on the size of the largest slip in the fairway), a careful analysis of the recommended standards shows that few if any fairways in Marina del Rey are actually in conformance since DBAW rules call for the fairway width formula to include the dimensions of boat "overhang" into the fairway where such overhangs are allowed. Currently, the County permits such overhangs in order to occupy vacant smaller boat slips. If the County were to not permit such fairway overhangs, every boat exceeding its slip size would have to move up to a larger slip size, thereby significantly increasing the current vacancy rate in the smaller slip size categories and potentially displacing some larger boats from the Marina. While the actual number of overhang occurrences is unknown, it can be easily observed.

Consistent with recent Coastal Commission marina reconstruction approvals and as found in the 2009 Slip Sizing Study, the Project will result in a net loss of 480 slips (gains in some size categories and losses in others) due in part to compliance with DBAW guidelines, adherence to ADA access requirements and the goal of continuing to encourage recreational boating opportunities for the full range of boats, as illustrated in the table below.

Master Marina Change in Slip Numbers				
Slip Size (linear feet)	25' or less	26' to 35'	36' to 50'	≥51"
Change	(512)	(330)	324	38

Although the 2009 Slip Sizing Study, along with many other reports and data, reflects an increase in the need for boat slips to accommodate larger boats and a decrease in demand for smaller slips, the Applicant anticipates that demand for small slips will continue. The Project will collectively reconfigure the distribution of slips in order to protect and ensure the availability of a range of slips from 18' to over 51'.

For-lease marina operators have reported that chronic vacancies cause slip rates to increase across all slip sizes in order to cover on-going maintenance and operating costs within marina facilities. Given historic slip vacancies that have persisted during periods of economic growth, it is important to ensure that the reconstructed anchorages continue to provide a mix of slip lengths that fully meets demand, thereby assuring the most cost-effective pricing for the full range of boat slip users. In the future, as the economy grows and more and more people have greater disposable income to purchase boats and to pay for the anchorage fees, careful attention to market demand becomes an essential factor in delivering cost-effective boating opportunities

The County has implemented numerous low-cost public recreational facilities and programs in conjunction with leasehold operations and County-operated activities including W.A.T.E.R. and

Kayaks for Kids. While these activities fulfill the County's role in providing public services to County residents, they simultaneously achieve the mandate of the Coastal Act to make coastal resources and marine-related recreation accessible to the public. The proposed Master Marina CDP is intended to illustrate the extent of affordable public recreation opportunities and low-cost boating that are already in place or coming on-line. The Applicant seeks to demonstrate that these active and popular programs are an appropriate alternative to participation in the Commission's in-lieu fee program. Important local benefits and efficient use of public dollars are among the many reasons that the County and Marina leaseholds would continue to invest in and strengthen these greater-Marina low-cost boating and recreation programs in the future.