

# *Caring for Your Coast ...*

## **Burton Chace Park Docks and Master Marina CDP**

Presentation to the  
Small Craft Harbor Commission  
February 9, 2011



# What We Are Requesting:

Endorsement of Director's recommendations:

- Chace Park dock plans;
- RFP for design-build plans for Anchorage 47; and
- Aggregation of multi-anchorage reconstruction plans into a single Master Marina CDP application.





BASIN G

47

45

Nine Additional Slips

Mindanao Way

EE

48

77

190' of Additional Side Tie

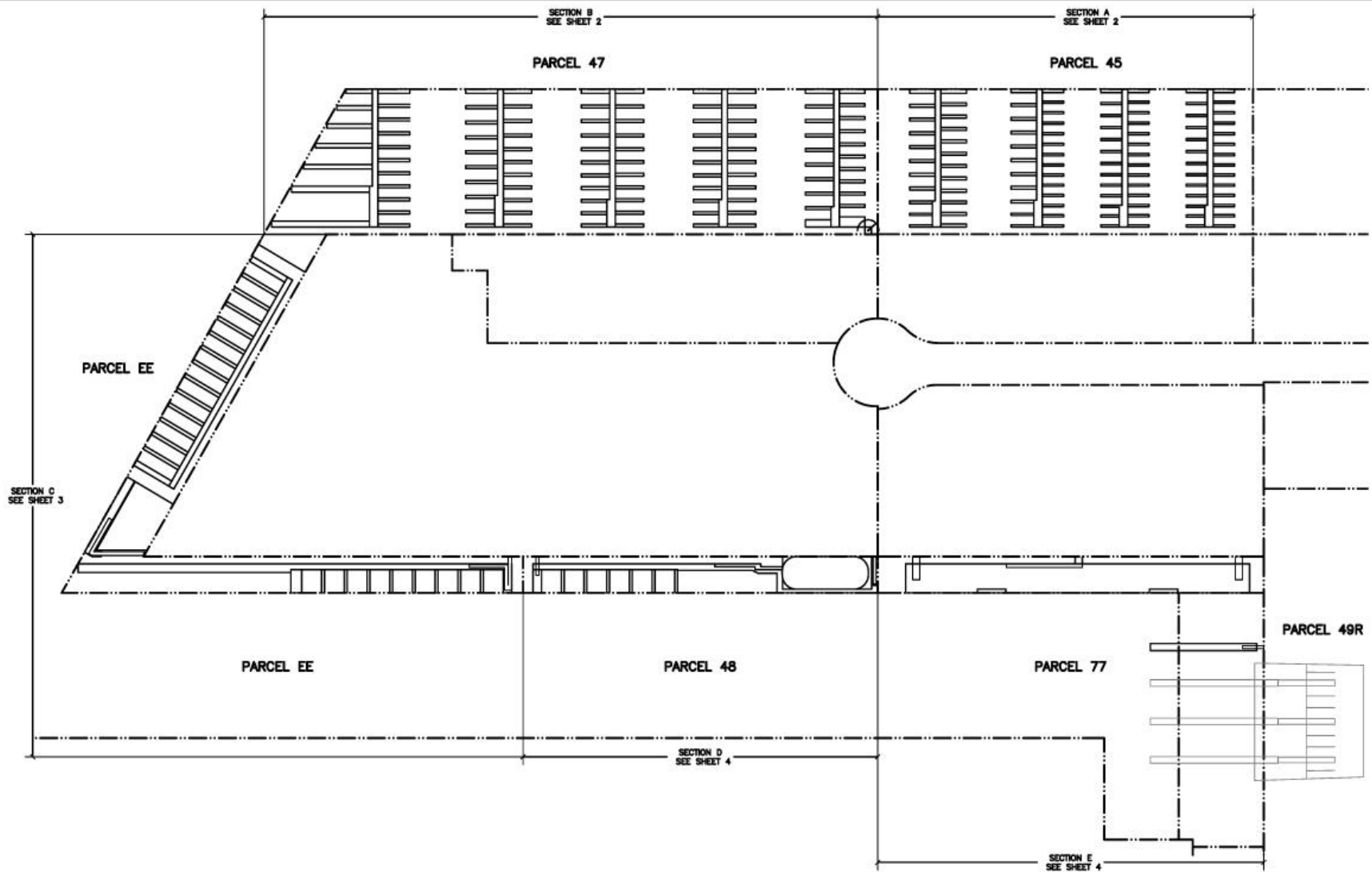
485' Lineal Dock

BASIN H

150' Lineal Side Tie

49R





**PROPOSED MARINA PLAN**  
SCALE: 1" = 60'



**PRELIMINARY PLAN FOR REVIEW AND COMMENTS**

NO.	DATE	REVISION	DESIGNED BY	CHECKED BY	APPROVED BY	COUNTY OF LOS ANGELES, DEPT. OF BEACHES & HARBORS	SHEET
1			JBH	JBH		VERSION 2 PROPOSED MARINA PLAN	1 OF 4
2						REDEVELOPMENT PLANS FOR BURTON CHACE PARK	928-38
3							SCALE 1" = 60'
4							DATE 04 NOV 08

**NOBLE**  
ENGINEERING, INC.

2201 BURTON DRIVE, SUITE 400  
BURTON, CA 94718  
949-733-1330  
949-733-6361 (FAX)

# Chace Park Docks

## Existing vs. Proposed Slips and Docks

Slips	Slip Sizes								Total	Transient Guest Docks
	≤20'	21' - 25'	26' - 30'	31' - 35'	36' - 40'	41' - 45'	46' - 50'	≥51'		
Parcel 44* (Before)	0	122	27	10	0	0	0	0	159	4276'
Parcel 44* (After)	2	92	21	11	0	0	0	0	126	3441'
Parcel 47 (Before)	0	56	79	30	7	1	0	0	173	5699'
Parcel 47 (After)	0	2	61	23	28	10	1	3	128	4340'
Parcel EE (Before)	0	1	0	11	0	1	0	10	23	1382'
Parcel EE (After)	0	0	0	18	0	0	14	0	32	1924'
Parcel 48 (Before)	10	0	0	0	0	0	0	0	10	612'
Parcel 48 (After)	0	0	0	12	0	0	0	0	12	666'
Parcel 77 (Before)	0	0	14	0	0	0	0	0	14	432'
Parcel 77 (After)	162	0	0	0	0	0	0	0	162	3401'

\*Portion

# Deteriorated Docks at Anchorage 47

**G202 Finger**



**Docks G202, 206, 208**



# Deteriorated Docks at Anchorage 47





# Deteriorated Docks at Anchorage 47

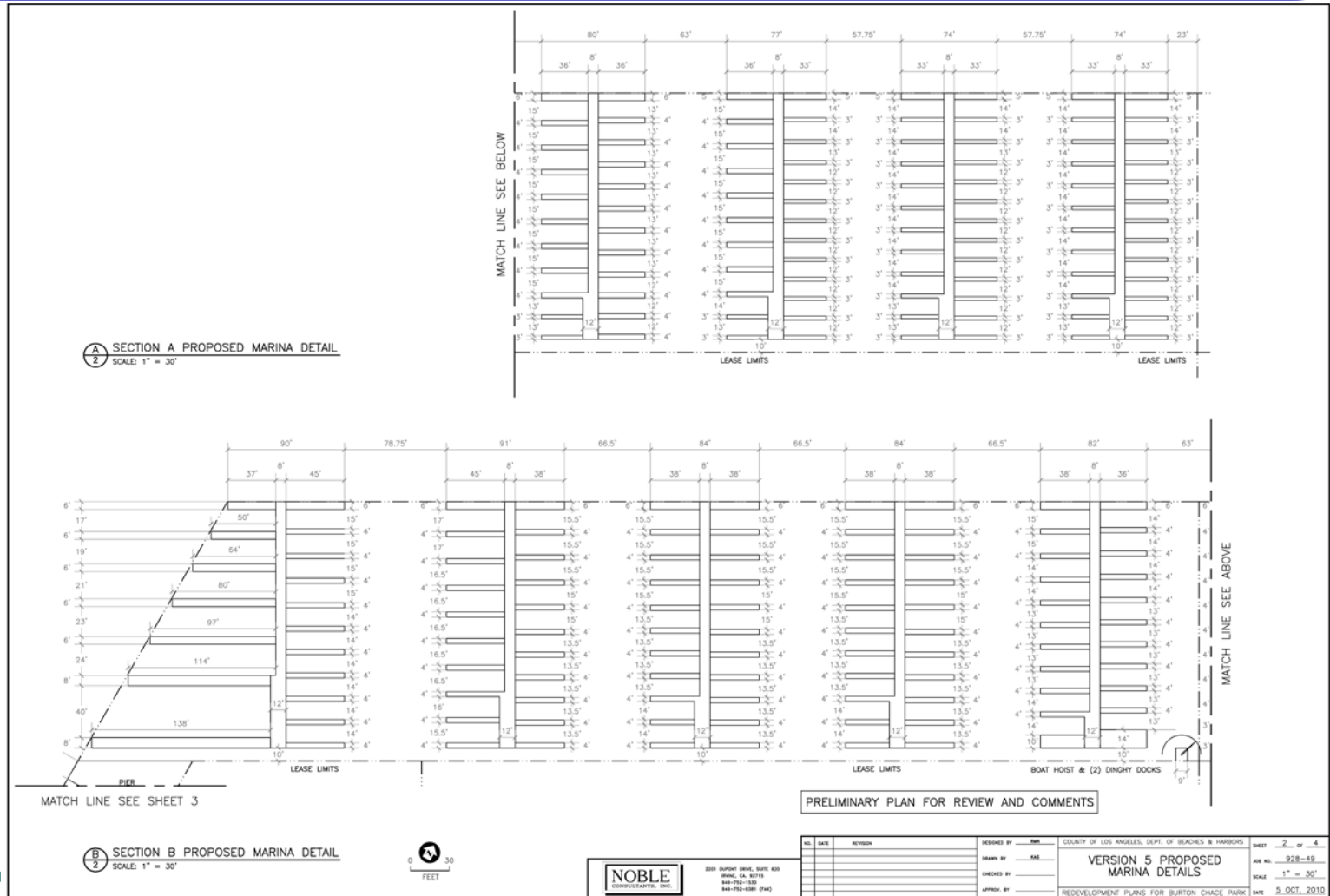




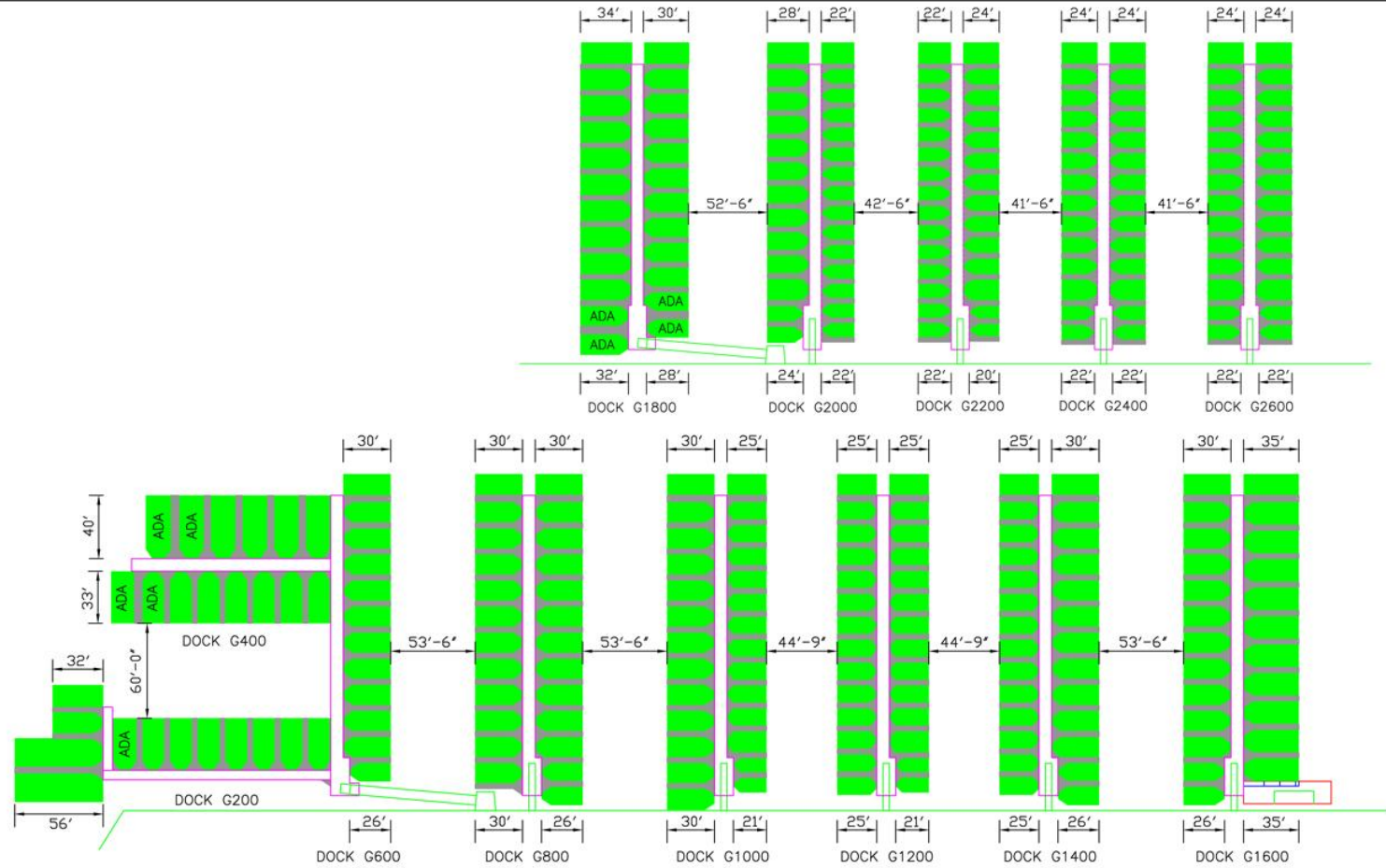
# Deteriorated Docks at Anchorage 47



# Anchorage 47 Alternative 1



# Anchorage 47 Alternative 2

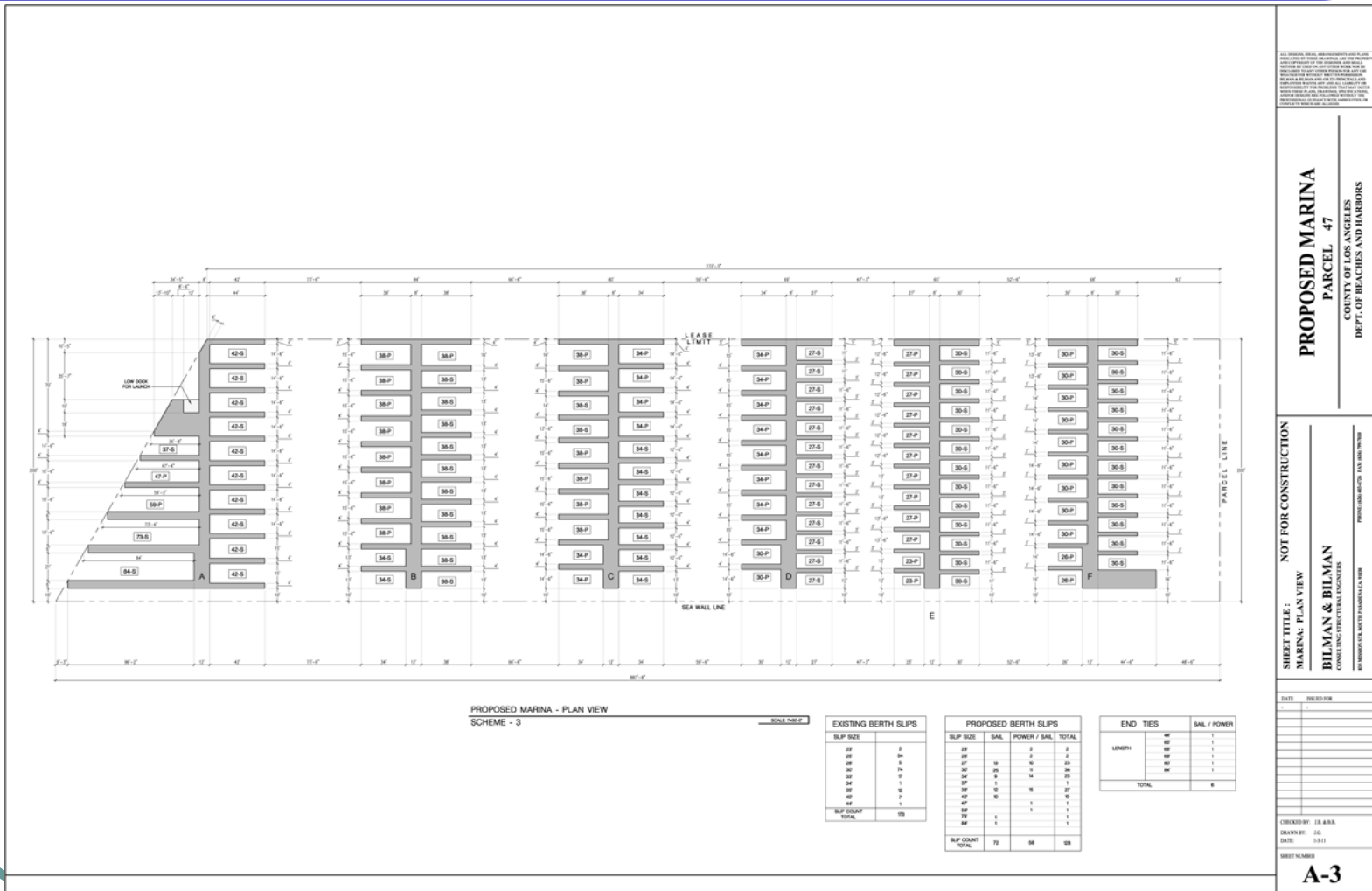


PARCELS 47/45  
CONCEPTUAL DOCK LAYOUT

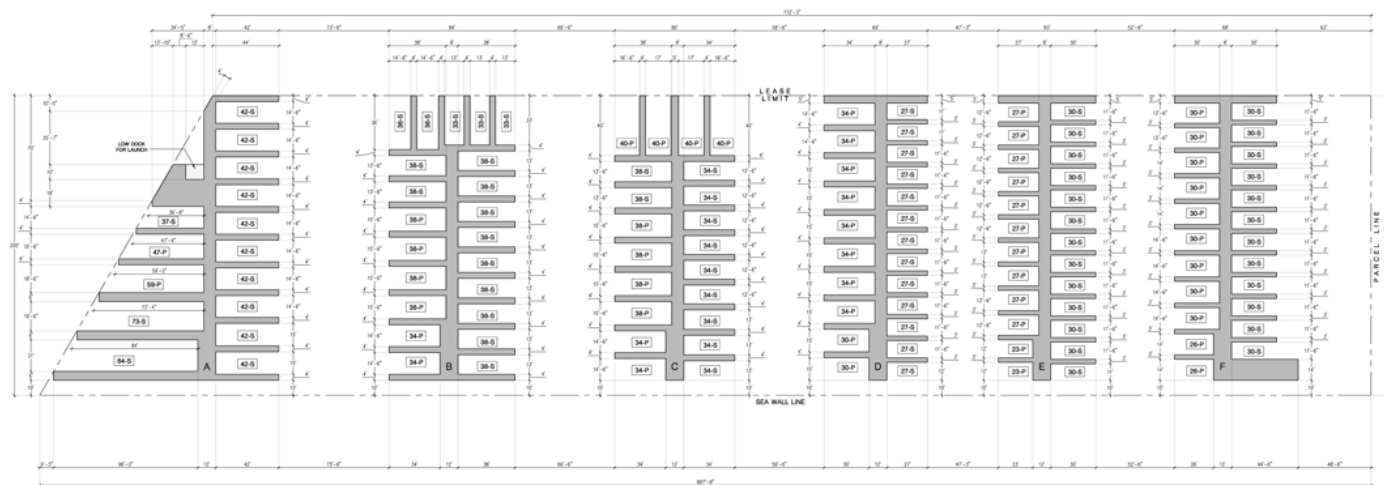




# Anchorage 47 Alternative 3



# Anchorage 47 Alternative 4



PROPOSED MARINA - PLAN VIEW  
SCHEME - 1

EXISTING BERTH SLIPS	
SLIP SIZE	
22'	3
25'	54
26'	5
30'	74
33'	17
34'	1
35'	12
40'	7
64'	1
SLIP COUNT	173

PROPOSED BERTH SLIPS			
SLIP SIZE	SAIL	POWER / SAIL	TOTAL
23'		2	2
26'		2	2
28'	15	10	23
29'	1	2	3
30'	25	15	36
34'	9	12	21
36'	2		2
37'	1		1
38'	15	5	20
40'		4	4
42'	10		10
47'		1	1
58'		1	1
72'			
84'	1		1
SLIP COUNT TOTAL	76	53	129

END TIES		SAIL / POW
LENGTH	46	1
	50	1
	52	1
	54	1
TOTAL		4

SHEET TITLE: NOT FOR CONSTRUCTION  
MARINA: PLAN VIEW

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**BILMAN & BILMAN**  
CONSULTING STRUCTURAL ENGINEERS

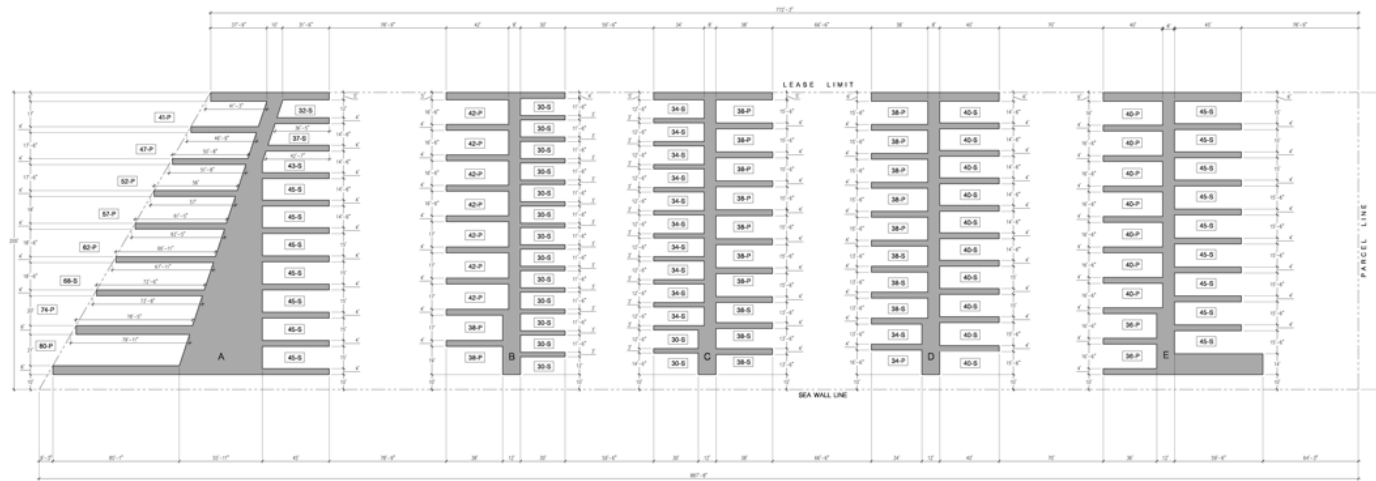
**PROPOSED MARINA**  
**PARCEL 47**  
COUNTY OF LOS ANGELES  
DEPT. OF BEACHES AND HARBORS

[illegible][illegible]

CHECKED BY: J.R. & B.J.
DRAWN BY: J.G.
DATE: 5-3-11
SHEET NUMBER

# A-1

# Anchorage 47 Alternative 5



PROPOSED MARINA - PLAN VIEW  
SCHEME - 2

SCALE FIVE F

EXISTING BERTH SLIPS	
SLIP SIZE	
23	2
26	54
28	5
30	74
32	17
34	1
36	12
40	2
44	1
SLIP COUNT	179

SLIP SIZE	SAIL	POWER / SAIL	TOTAL
30'	13		13
32'	1		1
34'	13		13
36'		1	1
38'		2	2
37'	1		1
40'	7	10	20
42'	12	7	19
47'		1	1
47'		7	7
47'	1		1
47'	10		10
52'		1	1
52'		1	1
52'		1	1
58'	1		1
74'		1	1
80'		1	1
SLIP COUNT TOTAL	63	37	100

END TIES		SAIL / POWER
LENGTH	70'	1
	70'	1
	80'	1
	80'	1
	90'	1
TOTAL		5

**SHEET TITLE:**

SHEET TITLE :  
MARINA: PLAN VIEW

**BILMAN & BILMAN**  
CONSULTING STRUCTURAL ENGINEERS

1000 MICHIGAN STREET, NORTH PALM BEACH, FL 33408  
PHONE: (407) 861-4716 FAX: (407) 866-7618

**PROPOSED MARINA**  
**PARCEL 47**

COUNTY OF LOS ANGELES  
DEPT. OF BEACHES AND HARBORS

[illegible]

CHECKED BY:	J.B. & B.B.
DRAWN BY:	EG.
DATE:	1-5-12
SHEET NUMBER	

A-2



# Anchorage 47 - Recommended Dock Plan

SLIP MIX - PARCEL 47

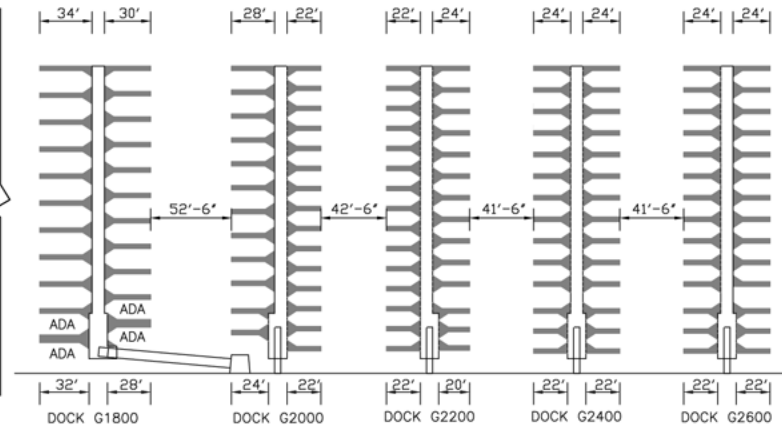
SLIP SIZE	TOTAL
23'	2
26'	2
27'	23
30'	36
34'	23
37'	1
38'	27
42'	10
47'	1
59'	1
73'	1
84'	1
<b>TOTAL</b>	<b>128</b>

SLIP MIX - PARCEL 44

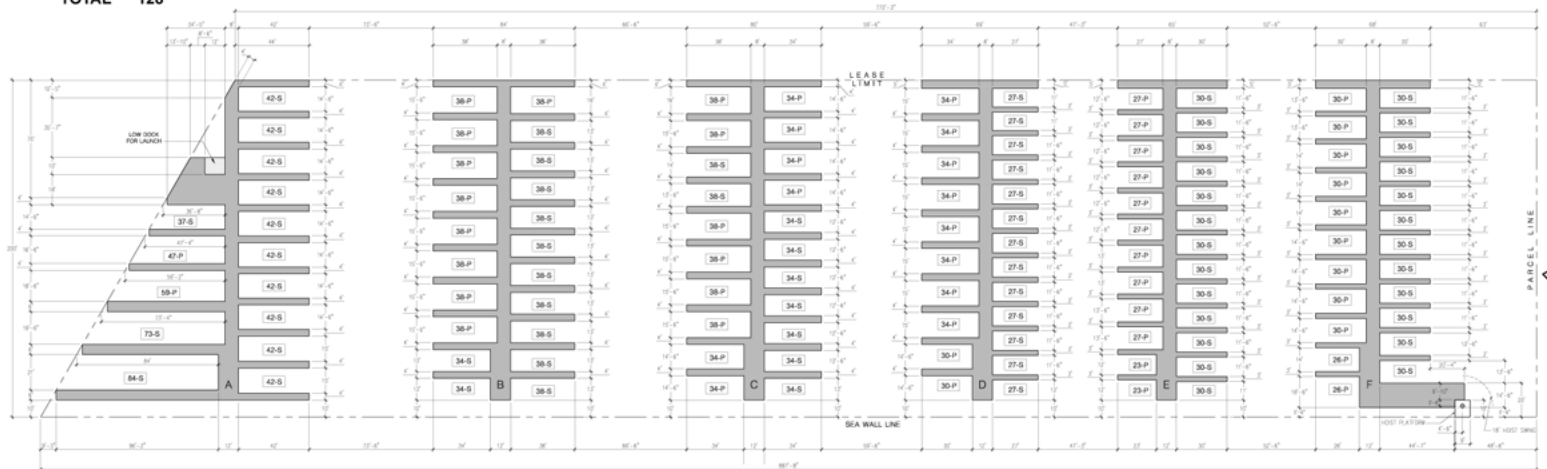
SLIP SIZE	TOTAL
20'	2
22'	36
24'	56
28'	12
30'	9
32'	2
34'	9
<b>TOTAL</b>	<b>126</b>

PARCEL 44  
(portion)

MATCH LINE w/ PARCEL 47



PARCEL 47



MATCH LINE w/ PARCEL 44

# Anchorage 47 - Recommended Slip Distribution

Over 70% of the slips in Anchorage 47 are proposed to be 30 feet and smaller, and the complete breakdown of boat slip sizes in this plan is as follows:

20 feet and smaller:	2 (0.8%)
21 feet to 25 feet:	94 (37.0%)
26 feet to 30 feet:	82 (32.3%)
31 feet to 35 feet:	34 (13.4%)
36 feet to 40 feet:	28 (11%)
41 feet to 45 feet:	10 (3.9%)
46 feet to 50 feet:	1 (0.4%)
<u>51 feet and larger:</u>	<u>3 (1.2%)</u>
<b>TOTAL</b>	<b>254 (100%)</b>

# Master CDP Highlights

- Modernize anchorages to:
  - Address aging infrastructure
  - Meet ADA
  - Meet current standards
  - Accommodate emerging boater demands
- Enhance low-cost recreational boating
- Improve Safety
- Update Boater utilities, inc. pump-outs



# Project Description

The County and six Lessees are co-applicants for the Master Coastal Development Permit.

## **Replace Privately-leased Anchorages:**

- Parcel 10 (Neptune Marina)
- Parcel 21 (Holiday Harbor)
- Parcel 42/43 (MdR Hotel)
- Parcel 44 (Pier 44)
- Parcel 47/44 (portion) (County)
- Parcel 53 (The BoatYard)
- Parcel 125 (Marina City Club)

## **Replace and Construct Public Anchorages:**

- Parcel 48
- Parcel 49
- Parcel 77
- Parcel EE
- Parcel BW

# Factors Influencing Anchorage Design and Slip Replacement

- Compliance with ADA requirements
- Changes in DBAW guidelines
- Compliance with MdR marina standards
- Elimination of double-wide slips
- Market trends

# Existing vs. Proposed Slip Counts

Parcel	Existing	Proposed	Change	Percent Change
Parcel 8*	230	207	-23	-10%
Parcel 10	184	161	-23	-13%
Parcel 21	183	92	-91	-50%
Parcels 42/43	349	277	-72	-21%
Parcel 44	232	143	-89	-38%
Parcels 47/44 (portion)	332	254	-78	-23%
Parcel 53	103	88	-15	-15%
Parcel 125	323	282	-41	-13%
<b>Totals</b>	<b>1,936</b>	<b>1,504</b>	<b>-432</b>	<b>-22%</b>

\*Approved by Coastal Commission Dec 2010



# Overview of Existing vs. Proposed Slip Lengths

Parcel	≤20'	21'-25'	26'-30'	31'-35'	36'-40'	41'-45'	46'-50'	≥51'
Parcel 8*	0 / 0	0 / 13	78 / 48	97 / 84	39 / 39	9 / 15	7 / 7	0 / 1
Parcel 10	0 / 0	14 / 12	130 / 82	20 / 45	20 / 22	0 / 0	0 / 0	0 / 0
Parcel 21	67 / 0	55 / 11	50 / 15	0 / 28	10 / 21	1 / 8	0 / 9	0 / 0
Parcel 42/43	0 / 0	107 / 0	110 / 2	82 / 81	35 / 54	1 / 66	8 / 40	6 / 34
Parcel 44	18 / 0	127 / 12	29 / 56	48 / 21	10 / 39	0 / 0	0 / 11	0 / 4
Parcel 47/44 (portion)	0 / 2	178 / 94	106 / 82	40 / 34	7 / 28	1 / 10	0 / 1	0 / 3
Parcel 53	0 / 2	32 / 29	24 / 21	38 / 18	9 / 9	0 / 0	0 / 9	0 / 0
Parcel 125	0 / 0	14 / 21	118 / 49	88 / 89	60 / 56	11 / 27	22 / 18	10 / 22
<b>Totals</b>	<b>85 / 4</b>	<b>527 / 192</b>	<b>645 / 355</b>	<b>413 / 400</b>	<b>190 / 268</b>	<b>23 / 126</b>	<b>37 / 95</b>	<b>16 / 64</b>

\*Approved by Coastal Commission Dec 2010

# Loss in Small-Sized Slips Would be Alleviated by the Following...

- Dry stack storage
- Utilizing larger slips
- Trailerable boats  
(supported by DBAW 2002 Needs Assessment)
- Factoring in continued trend of reduced demand
- Factoring in floating home & unseaworthy vessels not being allowed back into marina post-construction

# Current MdR Slip Vacancies

**Marina del Rey Harbor Slip Vacancies – September 2010**

<b>≤20'</b>	<b>21' - 25'</b>	<b>26' - 30'</b>	<b>31' - 35'</b>	<b>36' - 40'</b>	<b>41' - 45'</b>	<b>46' - 50'</b>	<b>≥51'</b>
<b>62</b>	<b>190</b>	<b>160</b>	<b>110</b>	<b>74</b>	<b>22</b>	<b>24</b>	<b>28</b>

Total Vacancies = 670 (14.1% of Total Marina)

Slips at or under 35' = **78%** of all vacancies

# Slip Change by Size (overall)

**Marina del Rey Harbor Existing Overall Slip Distribution**

<b>Slip Size</b>	<b>≤20'</b>	<b>21' - 25'</b>	<b>26' - 30'</b>	<b>31' - 35'</b>	<b>36' - 40'</b>	<b>41' - 45'</b>	<b>46' - 50'</b>	<b>≥51'</b>
Existing Distribution	160 3%	1070 22%	1188 25%	885 19%	658 14%	272 6%	224 5%	280 6%
Post-Project Distribution	79 2%	735 17%	898 21%	872 20%	736 17%	375 9%	282 6%	328 8%

Existing Slips: 4,737  
Proposed Slips: 4,305  
% Change: -9.1

**Proposed Beaches and Harbors Policy for Minimum Slip Distribution**

- At least 25% of all slips shall be 32' or smaller
- At least 50% of all slips shall be 38' or smaller



# Coastal Commission Approval - Jan 2011

## Alamitos Bay Marina (Long Beach) Slip Changes

<b>Slip Length:</b>	<b>20-25'</b>	<b>30-35'</b>	<b>Total</b>
Existing	814	667	1481
Proposed	400	558	958
Change	-414	-109	-523
% Reduction	-51%	-16%	-35%

- The number of larger slips is increased from 486 to 667, an increase of 181 slips, or 37%.
- Alamitos Bay Marina has 537 vacant slips.
- Vacancies were in the smaller sizes only (20' slips had 55% vacancy and 25' slips had 32% vacancy).
- The proposed redeveloped marina will have 1,625 slips; no displacement.

# Marina del Rey Vacancy Data Collection

- Month-end Vacancy Reports completed and certified by each dockmaster.
- DBH verification of vacancy data compared with revenue reports.
- Long-term ground leases spell out the audit process for confirming vacancies in the docks.
- DBH can enforce default provisions of the long-term ground leases if necessary.
- DBH's Property Agents regularly meet and review Vacancy Reports with the dockmaster.
- DBH's Property Agents regularly walk the docks to confirm reported vacancies.
- DBH planning and asset management maintain data on waiting list, if any are maintained by dockmasters.

# Transition Planning Consistent with LCP

- Proposed redevelopment monitoring via Transition Plan
- Phasing proposed to mitigate temporary slip loss during construction so that:
  - At least 23% of all slips shall be 32' or smaller
  - At least 46% of all slips shall be 38' or smaller
- Ensure post-construction slip distribution:
  - At least 25% of all slips shall be 32' or smaller
  - At least 50% of all slips shall be 38' or smaller

# Proposed Permit Conditions

1. In-lieu fee for low-cost recreational boating
2. Construction BMPs
3. Debris disposal location
4. Army Corps of Engineers approval
5. Water quality management plan
6. Operation, maintenance, & repair of over-water sewer lines
7. Eelgrass & *Caulerpa taxifolia* pre-construction surveys



# Low-Cost Recreational Boating Fee

In-lieu fee to be used for:

- Scholarships for boating programs
- Purchase of sail training vessels
- Funding for transportation to bring youths to the Marina
- Construction of Marina Aquatic Center

# Boater Parking

Marina Parcel	Existing # of slips	Existing # of Boater Parking Spaces	Existing Parking Spaces / Slip	Proposed # of slips	Proposed # of Boater Parking Spaces	Proposed Parking Spaces / Slip
8* (Bay Club)	230	169	.73	207	172	.83
10 (Neptune Marina)	184	119	.65	161	131	.81
21 (Holiday Harbor)	183	187 Shared	Shared	92	71	.77
42/43 (MdR Hotel)	349	193	.55	277	193	Shared
44 (Pier 44)	232	393 Shared	Shared	143	111	.78
47/44 (portion) (SMWYC)	332	321 Shared (290 boaters)	.87	282	345 Shared (278 boaters)	1.01
53 (The BoatYard)	103	168 Shared	Shared	88	168 Shared	Shared
125 (Marina City Club)	323	361 Shared	Shared	282	361 Shared	Shared

**Note: DBAW Guidelines recommend 0.60 parking space per slip.**

\*Approved by Coastal Commission Dec 2010