



Caring for Your Coast

\*\*\*  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

## **SMALL CRAFT HARBOR COMMISSION**

**May 10, 2017**

**10:00 A.M.**

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

### **Audio**

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

Small Craft Harbor Commission Meeting of February 8, 2017.

3. **COMMUNICATION FROM THE PUBLIC**

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

4. **COMMUNICATION WITH THE COMMISSIONERS**

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

5. **REGULAR REPORTS**

a. Marina Sheriff (DISCUSS REPORTS)

- Crime Statistics
- Enforcement of Seaworthy & Liveaboard
- Sections of the Harbor Ordinance with Liveaboard Permit Percentages

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

c. Marina Boating Section Report (VERBAL REPORT)

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

6. **OLD BUSINESS**

a. Venice Dual Force Main Project Update (PRESENTATION)

b. Harbor Master Report on Marina del Rey's Marine Operations (PRESENTATION)

c. Parcel 141 Lease Amendment (Decennial Rent Adjustment) (ENDORSEMENT)



7. **NEW BUSINESS**

- a. None

8. **STAFF REPORTS**

Ongoing Activities

(DISCUSS REPORTS)

- Board Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- California Coastal Commission Calendar
- Redevelopment Project Status Report
- Design Control Board Minutes
- Marina del Rey Slip Report
- California Coastal Commission Slip Report
- Fisherman's Village Progress Report
- Illegal Boat Charter Enforcement

9. **ADJOURNMENT**

**PLEASE NOTE**

1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Small Craft Harbor Commission on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

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

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

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

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

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

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

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

**ADA ACCOMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9538 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA Coordinator may be reached by email at [rstassi@bh.lacounty.gov](mailto:rstassi@bh.lacounty.gov).

# **SMALL CRAFT HARBOR COMMISSION MINUTES**

**February 08, 2017**

**Commissioners:** Allyn Rifkin, Chair; David Lumian, Vice Chair; Vanessa Delgado; Dennis Alfieri

**Department of Beaches and Harbors (DBH):** Gary Jones, Director; Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Michael G. Rodriguez, Chief Property Manager; Amir Tadros, Real Property Agent II

**County:** Amy Caves, Principal Deputy County Counsel; Deputy Sheriff Richard Godfrey

## **Item 1- Call to Order and Pledge of Allegiance**

Chair Rifkin called the meeting to order at 10:06 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Steve Penn.

## **Item 2- Approval of Minutes**

**Motion to approve January 11, 2017, Meeting Minutes by Commissioner Alfieri, seconded by Commissioner Delgado, unanimously approved.**

**Ayes: 3 – Chair Rifkin, Vice Chair Lumian, Mr. Alfieri and Ms. Delgado**

## **Item 3 – Communication from the Public**

Eliot Zimmerman spoke about recreational slips, expressed his concerns about the state of commercial operations in the Marina, and requested that the Commissioners further examine the stand-up paddle boarding issue.

Jon Nahhas spoke about the Department of Beaches and Harbor's (DBH) new website and expressed his concerns about the summarized Small Craft Harbor Commission's (SCHC) meeting agendas.

## **Item 4 – Communication with the Commissioners**

Chair Rifkin read and presented a letter on behalf of the Commission and the Department to Commissioner Russ Lesser, expressing the appreciation for his service.

Commissioner Russ Lesser expressed his gratitude to the Commissioners and DBH staff, stating that it had been an honor and a privilege to serve as SCHC Commissioner.

Gary Jones congratulated Commissioner Lesser on his time served on the Commission and noted his service had been a tremendous benefit to Marina del Rey, the County, and the DBH community.

## **Item 5a – Marina Sheriff**

Deputy Sheriff Richard Godfrey presented the liveaboard report.

Vice Chair Lumian asked for the new location of the boat impound.

Sheriff Godfrey replied that the new location is along the H basin, next to the old Sea Scout base; however, it's a temporary location due to ongoing construction.

#### **Item 5b – MdR and Beach Special Events**

Carol Baker reported that they are currently in their planning phase and mentioned the success of their winter events. She also announced the Pop-up Art District which is scheduled for June 10<sup>th</sup>, additional information will be provided later.

#### **Item 5c – Marina Boating Section Report**

Michael Blenk reported that Anchorage 47's slip vacancy had not changed from the last report. He added that Dry Storage spaces have no vacancy and that new dry storage requests will have to go to Mast-Up Storage. He also stated that the Mast-Up Storage has more spaces available due to the authorization from DMV to conduct lien sales on 25 vessels. He further explained that they are waiting on a few more approvals and will hopefully set a date so they can announce at the next meeting.

Carol Baker announced the Marina Fest is scheduled for May 19<sup>th</sup> through May 20<sup>th</sup>.

Jon Nahhas requested having multi-cultural activities and biking activities on a regular basis. He also suggested that the boat show should promote smaller boats.

Steve Curran spoke about the Marina Fest and agreed with Jon Nahhas' comments about the promotion of smaller boats at the boat show.

Commissioner Alfieri suggested that staff work with the Marina Fest organization to include smaller boats in their shows.

Gary Jones replied that he will have staff work with Marina Fest sponsor and report back to the commission.

#### **Item 5d – Marina del Rey Convention and Visitor's Bureau Report**

Janet Zaldua reported the hotel occupancy rate for 2016 was 83.8%, which is a 4.9% increase from 2015. She also announced that the Free Ride program is successfully running in the Marina, averaging 500 rides a week. She further reported that the 2017 Visitor Destination Guide is available for distribution and that they will be conducting visitor profile studies, which will help improve the visitor's experience.

Chair Rifkin requested to take agenda item 7B out of order to conduct the election of the Marina del Rey Convention and Visitors Bureau representative, and he asked if there were any objections with the Commissioners.

There were no objections.



**Item 7b – Election of the Marina del Rey Convention and Visitors Bureau Representative**

Ms. Delgado asked Vice Chair Lumian if he was interested in continuing to be the representative.

Vice Chair Lumian replied that he thought it would be best to rotate the position.

Ms. Delgado nominated Vice Chair Lumian.

Vice Chair Lumian nominated Commissioner Alfieri.

Ms. Delgado seconded the nomination of Commissioner Alfieri.

Chair Rifkin asked Mr. Alfieri if he received any notice that he would not continue to serve on the Commission.

Mr. Alfieri replied that he believes the Board of Supervisors (BOS) re-elected him to serve on the Commission for another three years.

Gary Jones replied that he can't remember the exact dates but believed that Commissioner Alfieri is correct.

Commissioner Alfieri stated that he has a meeting with the 5<sup>th</sup> District Office and will find out and report back.

Chair Rifkin nominated himself.

Vice Chair Lumian withdrew his original motion to allow further discussion.

Motion was withdrawn by Chair Rifkin.

Vice Chair Lumian nominated Chair Rifkin as representative.

**Vice Chair Lumian motioned to elect Chair Rifkin as the Marina del Rey Convention and Visitors Bureau Representative; seconded by Commissioner Alfieri, motion carried.**

**Ayes: 4 –Chair Rifkin, Vice Chair Lumian, Mr. Alfieri and Ms. Delgado**

**Item 6a –Marina del Rey Total Maximum Daily Load (TMDL) Update**

Michael Tripp provided the staff report.

Jon Nahhas stated that sail boats should also be considered for the grants.

Chair Rifkin asked about the special studies and whom will the studies be presented to.

Michael Tripp replied that the studies will be presented to the Regional Water Quality Control Board.

Vice Chair Lumian asked about alternate sources of copper and if the studies measured those versus hull paint.

Michael Tripp replied that they raised that issue with the Regional Board; however, the Regional Board believes that 99% of the copper comes from the boats. He further explained that the Fate and Transport study will actually show how much copper is coming from the boats.

**Item 6b – Dock 55 Boat Charter Update**

Steve Penn reported that after the January SCHC meeting, staff had a meeting with charter operators on February 1 to discuss using Dock 55, its general policies, rules, and regulations.

Michael Rodriguez stated that Pacific Ocean Management (POM) agreed to manage and operate Dock 55, which should be in operation by the summer. He further reported that DBH alongside POM conducted a meeting with the Charter Operators on February 1 and discussed in detail the specifics of Dock 55's operation.

Vice Chair Lumian reported his attendance at the meeting and stated he was pleased with the meeting. He added that almost all the main charter operators were in attendance, and that he's confident that this situation will evolve.

**Item 6c – Discussion of County Commissions Assessment Report**

Steve Penn reported that he received a response back from the Board's Executive Office stating that they are currently discussing the report internally, including the proposed merger of the Beach Commission and Small Craft Harbor Commission. He added that at this time the Executive Office does not have a final report to present to the Board of Supervisors or the Commission, as they are currently in the process of producing their recommendation.

Chair Rifkin stated that at the last meeting he suggested writing a letter to the Board; however he does not think that now is the appropriate time for that.

Jon Nahhas spoke about the Brown Act and requested that the commission needs to be more transparent. He also expressed concerns about the proposed merger of SCHC and Beach Commission.

**Item 7a – Measure H Report**

Steve Penn stated that Measure H is a measure focused on ending homelessness and will be on the March 7, 2017, ballot.

Captain Alex Bailan suggested further research before creating another sales tax to fund the Measure H initiative.

Chair Rifkin stated that the Measure H fund will provide social services and requested that if the measure passes, that staff reach out and see if there are any programs in Marina del Rey that would qualify for any of the funds.

Commissioner Alfieri stated that he hopes some of the funds would also assist the mental health programs.

**Item 8 – Staff Reports**

Steve Penn provided the staff reports.

Vice Chair Lumian inquired about a Special Night Meeting in April, and stated that he presumed that staff would invite all the public access boating groups and businesses to attend.

Steve Penn replied that staff will make the best efforts as they did last year.

**Adjournment**

Vice Chair Rifkin adjourned the meeting at 11:46 a.m.



# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART I CRIMES FEBRUARY 2017



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	Parks 2791	TOTALS
Homicide											0
Rape					1						1
Robbery: Weapon	1										1
Robbery: Strong-Arm								1			1
Aggravated Assault						1					1
Burglary: Residence					4		2		10		16
Burglary: Other Structure	2				1		3	2	1		9
Grand Theft	5	1					2	1	2		11
Grand Theft Auto	4						2	1	1		8
Arson									2		2
Boat Theft											0
Vehicle Burglary	2				5	1	5	1			14
Boat Burglary											0
Petty Theft	3	1		1	1	1	5	3	4		19
REPORTING DISTRICTS TOTALS	17	2	0	1	12	3	19	9	20	0	83

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

**Source-** LARCIS, **Date Prepared** March 07, 2017  
**CRIME INFORMATION REPORT - OPTION 5A**

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 2 CRIMES - FEBRUARY 2017



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape	1	
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault		
Burglary: Residence	4	2
Burglary: Other Structure	1	3
Grand Theft		2
Grand Theft Auto		2
Arson		
Boat Theft		
Vehicle Burglary	5	5
Boat Burglary		
Petty Theft	1	5
Total	12	19

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

**Source-** LARCIS, **Date Prepared** March 07, 2017  
CRIME INFORMATION REPORT - OPTION 5A

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 3 CRIMES- FEBRUARY 2017



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide		
Rape		1
Robbery: Weapon	1	
Robbery: Strong-Arm		1
Aggravated Assault		1
Burglary: Residence		16
Burglary: Other Structure	2	7
Grand Theft	6	5
Grand Theft Auto	4	4
Arson		2
Boat Theft		
Vehicle Burglary	2	12
Boat Burglary		
Petty Theft	5	14
Total	20	63

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

**Source-** LARCIS, **Date Prepared –** March 07, 2017  
CRIME INFORMATION REPORT - OPTION 5A



# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART I CRIMES MARCH 2017



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	Parks 2791	TOTALS
Homicide								1			1
Rape											0
Robbery: Weapon											0
Robbery: Strong-Arm	1				1			1	1		4
Aggravated Assault	1	1						1	2		5
Burglary: Residence							1	2	4		7
Burglary: Other Structure						1	1		1		3
Grand Theft	7	2		2			1		2		14
Grand Theft Auto	1	1			1	1	1	1	3		9
Arson									1		1
Boat Theft											0
Vehicle Burglary	6		1						2		9
Boat Burglary				2							2
Petty Theft	12	1	1	1			1	2	7		25
<b>REPORTING DISTRICTS TOTALS</b>	<b>28</b>	<b>5</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>8</b>	<b>23</b>	<b>0</b>	<b>80</b>

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

**Source-** LARCIS, **Date Prepared** April 10, 2017  
**CRIME INFORMATION REPORT - OPTION 5A**

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 2 CRIMES - MARCH 2017



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

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

**Source-** LARCIS, **Date Prepared** April 10, 2017  
CRIME INFORMATION REPORT - OPTION 5A



# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 3 CRIMES- MARCH 2017



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
<b>Part I Crimes</b>		
Homicide		1
Rape		
Robbery: Weapon		
Robbery: Strong-Arm	1	3
Aggravated Assault	2	3
Burglary: Residence		7
Burglary: Other Structure		3
Grand Theft	11	3
Grand Theft Auto	2	7
Arson		1
Boat Theft		
Vehicle Burglary	7	2
Boat Burglary	2	
Petty Theft	15	10
<b>Total</b>	<b>40</b>	<b>40</b>

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

**Source-** LARCIS, **Date Prepared – April 10, 2017**  
CRIME INFORMATION REPORT - OPTION 5A



# MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2017



## *Liveaboard Permits Issued*

	March	April
New permits Issued:	3	7
Renewal Issued:	12	23
<hr/>		
Total:	15	30
Notices to Comply Issued:	23	10

Totals:	March	April
<hr/>		
Liveaboard:	304	306
Current Permits:	264	259
Expired Permits:	31	37
No Permits:	10	10

Total reported vessels in Marina del Rey Harbor:

3837

Percentage of vessels that are registered liveaboards

7.97%

Number of currently impounded vessel:

5



Caring for Your Coast


**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

May 10, 2017

TO: Small Craft Harbor Commission  
FROM:  Gary Jones, Director  
SUBJECT: **AGENDA ITEM 5b –MARINA DEL REY SPECIAL EVENTS**

**THE FREE RIDE**

Daily service

12:00 p.m. – 9:00 p.m.

Catch free on-demand transportation aboard a five-passenger electric shuttle. The service provides transportation to attractions within Marina del Rey, including Fisherman's Village, Burton Chace Park, Waterside Shopping Center, and many restaurants. Select shuttles also travel to the Venice Pier and to Abbot Kinney Blvd. in Venice.

Wave down a Free Ride car and hop in, or text your pick-up location and passenger count to (323) 435-5000. Please allow 10 – 15 minutes for pick-up. Kids must be big enough to use a regular seatbelt; child-safety seats are not provided. Dogs are welcome.

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

**BURTON CHACE PARK WALKING CLUB**

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

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

For more information: Call (424) 526-7910



**SUNSET SERIES SAILBOAT RACES 2017**

Marina del Rey  
Wednesdays through September 6, 2017  
5:30 p.m. - 8:00 p.m.

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

For more information: Call (310) 823-4567

**BEACH SHUTTLE**

Fridays and Saturdays from 10:00 a.m. – 10:00 p.m.  
Sundays and Holidays from 10:00 a.m. – 8:00 p.m.

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and the Venice Beach Pier, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. The Beach Shuttle operates weekends, holidays, and during the Thursday Marina del Rey Summer Concert Series, which begins July 6<sup>th</sup>.

For more information: Call the Marina del Rey Visitor Center (310) 305-9545

**MARINA DEL REY FARMERS' MARKET**

Parking Lot #5 ♦ 4545 Admiralty Way ♦ Marina del Rey  
Saturdays  
9:00 a.m. – 2:00 p.m.

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

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

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

13755 Fiji Way ♦ Marina del Rey  
Sponsored by Pacific Ocean Management, LLC  
All concerts are from 2:00 p.m. – 5:00 p.m.

Saturday, May 6<sup>th</sup>  
Upstream, playing Reggae

Sunday, May 7<sup>th</sup>

Chazzy Green "The Funky Sax Man", playing Jazz/Soul/Funk

Saturday, May 13<sup>th</sup>

Blue Breeze, playing R&B

Sunday, May 14<sup>th</sup>

Susie Hansen Latin Jazz, playing Salsa

Saturday, May 20<sup>th</sup>

Rhythm Crewe, playing R&B/Soul/Funk

Sunday, May 21<sup>st</sup>

Jimi Nelson & The Drifting Cowboys, playing Country

Saturday, May 27<sup>th</sup>

Bob DeSena, playing Latin Jazz

Sunday, May 28<sup>th</sup>

2Azz1, playing Jazz Funk

Monday, May 29<sup>th</sup> (Memorial Day)

Friends, playing R&B

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For more information: Call Pacific Ocean Management at (310) 306-0400

**"BEACH EATS" GOURMET FOOD TRUCKS**

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey

Thursdays through September 28<sup>th</sup>

5:00 p.m. – 9:00 p.m.

The Department is hosting a gourmet food truck event in Marina del Rey that offers delectable dishes plus a chance to picnic on the beach. The "Beach Eats" gourmet food truck events are held from 5 p.m. to 9 p.m. The assortment of trucks varies week to week. Paid parking is available at the beach parking lot #10 for 25 cents for every 10 minutes.

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

**LA'S MARINAFEST**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Friday, May 19<sup>th</sup> from 11:00 a.m. – 8:00 p.m.

Saturday, May 20<sup>th</sup> from 10:00 a.m. to 8:00 p.m.

Sunday, May 21<sup>st</sup> from 11:00 a.m. to 5:00 p.m.

Come celebrate Marina del Rey with an in-water boat show, historic harbor tours, land vendors and exhibitors, live music & DJ, wine and beer garden, car show, food trucks, and fun activities for children.

For more information: Visit [marinafest.org](http://marinafest.org) or call (310) 754-6923

**KAHANAMOKU KLASSIC**

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey

Saturday, June 3, 2017

8:00 a.m. – 4:30 p.m.

Spectators can enjoy the action as competitive paddlers race on outrigger canoes through the Marina's main channel. Parking is available in nearby Los Angeles County lots for a reasonable fee.

For more information: Visit [marinaoutrigger.org](http://marinaoutrigger.org)

**ARTSEA MARINA DEL REY**

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey

Saturday, June 10, 2017

Noon – 10:00 p.m.

The Department will host a pop-up arts district at ARTsea Marina del Rey where event goers can enjoy art, dance, music, and food at Marina del Rey's party on the beach. ARTsea will also offer mini galleries and local artists, interactive art workshops, sand sculpting, food trucks, dancers, live music and entertainment and much more!

For more information: Visit [artsea-mdr.com](http://artsea-mdr.com) or call the Marina del Rey Visitors Center at (310) 305-9545

**SUMMER YOUTH SAILING CAMP**

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Beginning Sailing: June 19 – 23; June 26 – 30; July 17 – 21; July 24 – 28; and Aug 7 – 11

Intermediate Sailing: July 3 - 7 (No class on July 4<sup>th</sup>) and Aug 14 – 18

Advanced Sailing: July 10 – 14; July 31 - Aug 4; and Aug 21 - 25

10:00 a.m. - 4:00 p.m.

Los Angeles County Lifeguards will instruct beginning, intermediate, and advanced sailing courses teaching students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. Beginning and intermediate students will learn to sail on 14-foot Capri sailboats (with main sail and jib). In the final days of the session, students will get experience on 24-foot MacGregor sailboats. Advanced students will continue to expand their sailing skills on 14-foot Laser sailboats.

Financial aid is available for qualified families. Please call for details.

Ages: 11 - 17 years old

Class Size: 6 - 12 students with 2 Lifeguard instructors

Fee: \$250 per week; \$200 for July 3 - 7

\*NOTE: Applicants must successfully complete a 100-yard swim test in 2 minutes and 20 seconds to be eligible for Beginning Sailing.

For more information: Call (424) 526-7889

### **MARINA DEL REY WATERBUS**

June 22 - September 4, 2017

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop, dine, and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers are welcome on board, but no pets are allowed. The fare is \$1.00 per person, for a one-way ticket. Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

#### **WaterBus Schedule:**

Thursday – Saturday:	11:00 a.m. – midnight
Sundays:	11:00 a.m. – 9:00 p.m.

#### **Holiday Schedule**

July 4 <sup>th</sup> :	11:00 a.m. – midnight
Labor Day:	11:00 a.m. – 9:00 p.m.

For more information: Visit [marinawaterbus.com](http://marinawaterbus.com) or call the Marina del Rey Information Center at (310) 305-9545

**MARINA DEL REY FOURTH OF JULY FIREWORKS**

Tuesday, July 4, 2017

9:00 p.m.

The twenty-minute spectacular fireworks display over the main channel in Marina del Rey will be presented on Tuesday evening, July 4, starting promptly at 9:00 p.m. The Department-sponsored fireworks show will feature synchronized music playing over a loud speaker at Fisherman's Village and Burton Chace Park.

Parking at the County lots is available from \$7 – \$15. Best viewing locations for the fireworks are Fisherman's Village, Burton Chace Park, and Marina "Mother's" Beach.

For more information: Call the Marina del Rey Visitor Center at (310) 305-9545

**2017 FREE MARINA DEL REY SUMMER CONCERT SERIES**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

July 6 – August 26, 2017

7:00 p.m.

**Symphonic Thursdays**

**July 6**

Marina del Rey Symphony

*Opera by the Shore*

Featuring Finalist from the Loren Zachary  
Competition

**July 20**

Marina del Rey Symphony

*Craig Safon's score for Chaplin's The Kid,*  
*plus Korngold's "Violin Concerto" by soloist*  
*Will Hagen (tentative)*

**August 3**

Matthew Morrison  
Symphonic/Pops

**August 17**

Marina del Rey Symphony

*Aida*

Staged opera production

**Pop Saturdays**

**July 15**

Joe

R&B

**July 29**

Alejandro Escovedo  
Alternative/Roots Rock

**August 12**

Yo La Tengo (tentative)  
Indie Rock

**August 26**

Arturo Sandoval  
Jazz

For more information: Call the Marina del Rey Visitor Center at (310) 305-9545



**FREE MARINA MOVIE NIGHTS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
July 8 – August 19, 2017  
Movie start time: 8:00 p.m.

The Department presents the return of Free Marina Movie Nights at Burton Chace Park. This summer, pack your picnic baskets and bring the family out to the park on Saturday nights to enjoy our outdoor movie screening under the stars.

**Movie Lineup:**

July 8	<i>The LEGO Batman Movie</i>
July 22	<i>Singin' in the Rain</i>
August 5	<i>Willy Wonka &amp; the Chocolate Factory</i>
August 19	<i>Swiss Family Robinson</i>

For more information: Call the Marina del Rey Visitor Center at (310) 305-9545

**41<sup>st</sup> ANNUAL OLD FASHIONED DAY IN THE PARK**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Sunday, July 23, 2017  
10:00 a.m. – 3:00 p.m.

Old Fashioned Day in the Park is sponsored by the Classic Yacht Association. Tour vintage yachts to classic cars from the 1920's to the 1960's. The event is free and open to the public.

For more information: Call (310) 429-3028

GJ:CB:cml



(310) 305-9503 • 13837 Fiji Way, Marina del Rey, CA 90292 • beaches.lacounty.gov

Caring for Your Coast

• • •  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

May 10, 2017

TO: Small Craft Harbor Commission

FROM:   
Gary Jones, Director

SUBJECT: **ITEM 6a – VENICE DUAL FORCE MAIN PROJECT UPDATE**

Item 6a on your agenda is a presentation by the City of Los Angeles regarding the status of the Venice Dual Force Main project. Attached are the informational materials released by the City.

GJ:BL:SP:ym

Attachments



# **Venice Dual Force Main & Venice Pumping Plant Generator Replacement**

**City of Los Angeles**

**LA Sanitation &**

**Bureau of Engineering**

Wastewater Conveyance

Construction Division



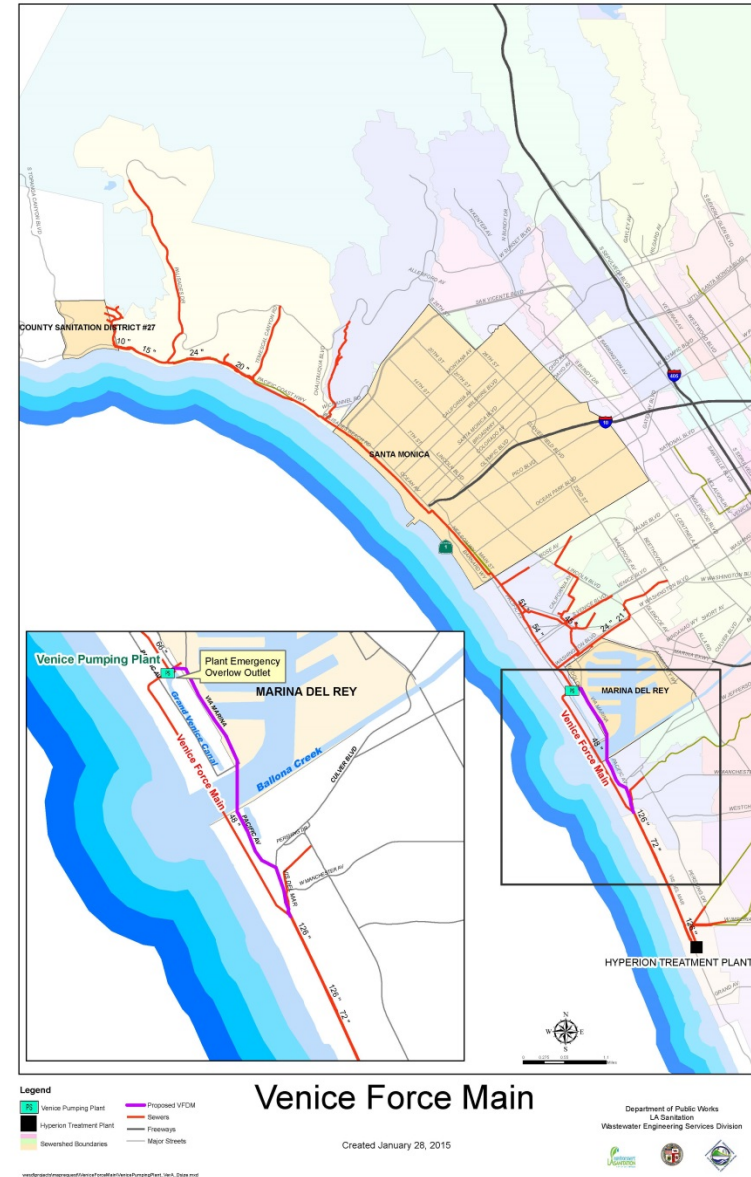
# Venice Pumping Plant and Force Main

## City's largest pumping plant

- Originally constructed in 1957

## Existing Force Main

- 2-miles long
- 48-inch diameter
- Flows to the Coastal Interceptor Sewer (CIS) then on to the Hyperion Treatment Plant





# Critical Issues

- The existing 48-inch diameter force main has been in continuous operation for over 50 years
  - Has never been out of service, drained or inspected during that time
- No hydraulic redundancy
- No cost-effective means for planned repairs or in the event of an unanticipated failure

## Pressing Need

- It can not handle peak wet weather sewage flow at the Venice Pump Station
- It can not be shut down to assess its condition or to perform needed repairs

# **City's Key Objectives**

- 1. Protect public health and the environment**
- 2. Create redundancy**
- 3. Ensure conveyance capacity**
- 4. Provide ability to perform inspection, maintenance or repairs**



Shaft # 9  
Start: January, 2018  
Completion: January, 2019

Shaft # 7  
Start: August, 2017  
Completion : August, 2018

Shaft # 6 & 5  
Start: July – August, 2017  
Completion : August, 2018

Lot 13  
Start: April – June, 2017  
Completion : February, 2020

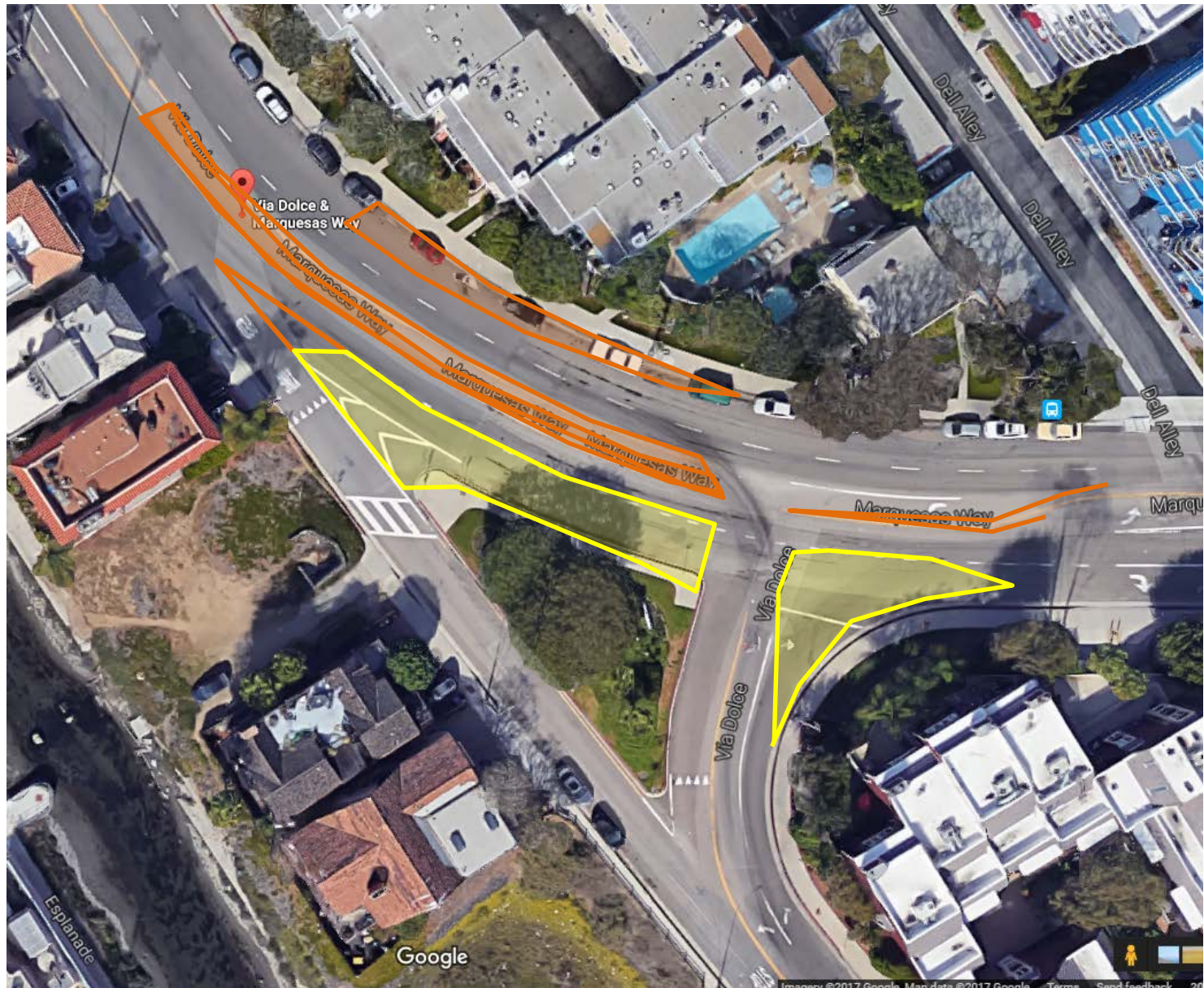
Hurricane Site  
Start: July, 2017  
Completion : July, 2018

Shaft # 10 & 8  
Start: August, 2017  
Completion : August, 2018

\*\* Dates are subject to change

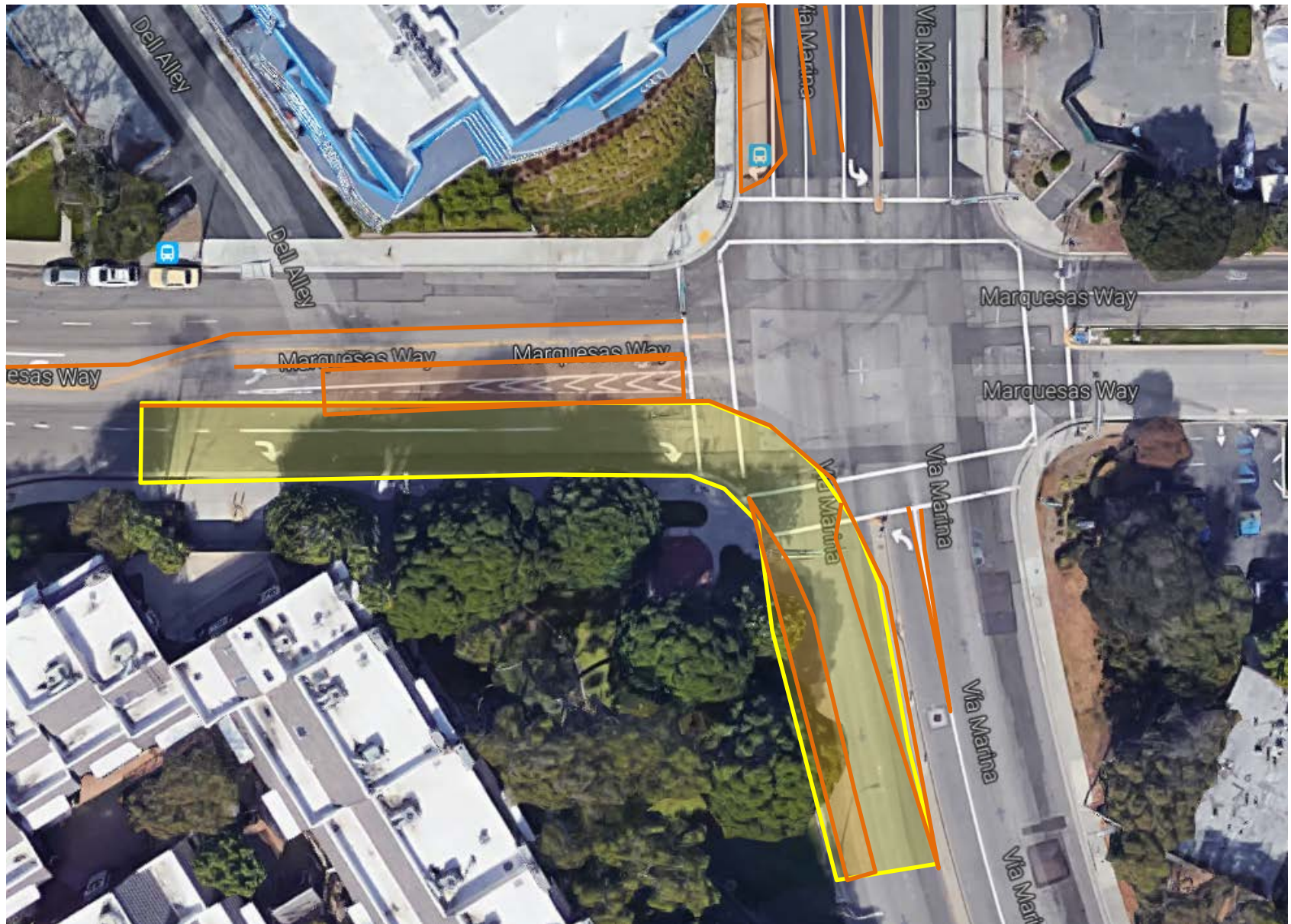


# Traffic Control: Shaft #10





# Traffic Control: Shaft #9







Shaft # 4

Start: September, 2017

Completion: September, 2018

Begin Open Trenching

Start: November, 2017

Completion: November, 2018

Waterview Trenching

Start: January, 2018

Completion: October, 2018

Shaft # 2 & 1

Start: October, 2017

Completion: October, 2018

Shaft # 3

Start: October, 2017

Completion: October, 2018

\*\*Dates are subject to change



# Traffic Control: Shaft #4





# Traffic Control: Shaft #3





# Traffic Control: Shaft #1 & #2





# Parking Impact

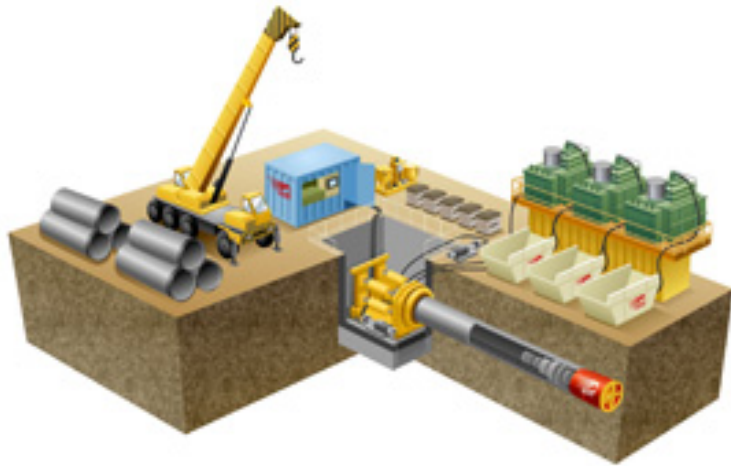
-Approximately 80 ft of 700 ft  
parking area





# MTBM

Micro Tunnel Boring Machine





# Open Trenching





# What to expect during construction.....

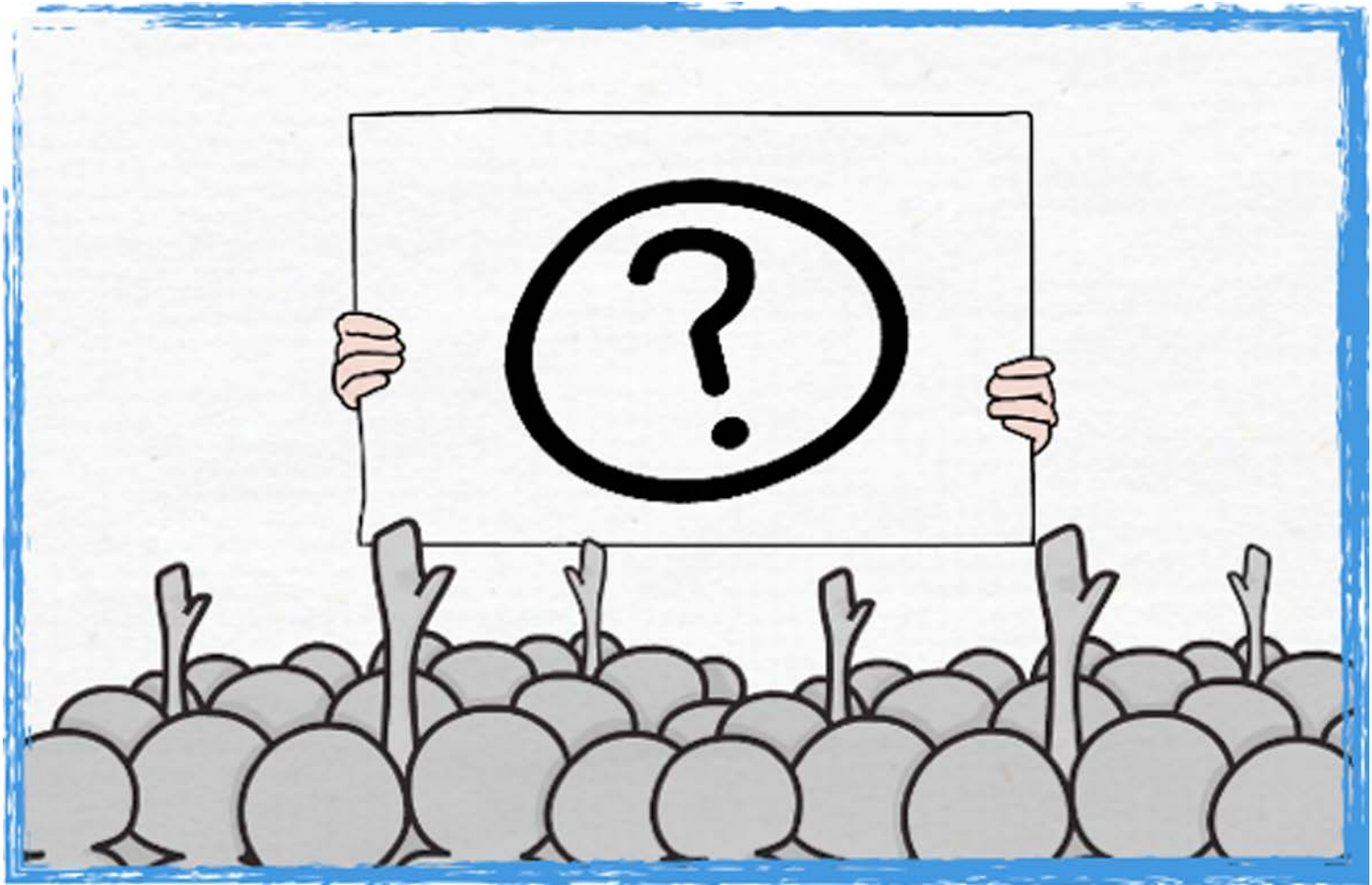
- Sound
- Vibration
- Environmental
- Traffic
- Building/Property Safety
- Working Hours
  - County - Mon – Sat, 8am – 5pm
  - City – Mon – Fri, 7am – 7pm, Sat, 8am - 6pm
- Via Marina Coordination

# Where can I get more information?

- Regular email updates to your group
- Public Affairs Office
  - (213) 978-0333 M-F 7:30 a.m. – 5:00 p.m.
  - (800) 773-2489 After hours and weekends
  - [PublicWorks.PublicAffairs@LACity.org](mailto:PublicWorks.PublicAffairs@LACity.org)
  - [www.lacitysan.org/san/faces/home/portal/s-lsh-sp-vdfm](http://www.lacitysan.org/san/faces/home/portal/s-lsh-sp-vdfm)



# Questions?





## City of Los Angeles Department of Public Works

### Venice Dual Force Main Project

### Construction Activities April 24, 2017 through June 30, 2017

Construction of a new 54-inch diameter force main sewer line to operate as a parallel system in conjunction with the existing sewer line. The project will increase capacity, create pipeline redundancy and allow for maintenance.

<b>What work is planned?</b>	<ul style="list-style-type: none"> <li>• Potholing of utilities</li> <li>• Televising of sewers</li> <li>• Land surveying</li> <li>• Noise and vibration baseline</li> <li>• Construction trailer mobilization</li> <li>• Site fencing installations</li> <li>• Geotechnical instrumentation</li> <li>• Utility relocations</li> <li>• Existing Condition Documentation</li> </ul>
<b>Where is the construction area?</b>	Along the entire sewer alignment, notably Hurricane Street; Marquesas Way; Via Marina Boulevard; Pacific Avenue; Vista Del Mar (see map on back)
<b>When will work begin and end?</b>	This construction activity will occur from April 24, 2017 to June 30, 2017. Overall project construction is scheduled for completion by Summer 2020.
<b>What time are crews scheduled to work?</b>	Expected construction hours are Monday through Saturday from 7:00 a.m. to 5:00 p.m. in most areas. Hours may vary by jurisdiction, please check our web site for specific hours in your jurisdiction.
<b>What can I expect?</b>	There will be minor, daily short-term traffic diversions throughout the construction work area. Part of this work will include using large trucks and equipment with some noise and dust. Every effort will be made to minimize the impact.
<b>Is local access impacted?</b>	Traffic will be maintained for local access at all times. Driveway access will be maintained for businesses and residents for deliveries and trash pickup.
<b>Safety Measures</b> (to protect the public and construction crew)	Appropriate traffic handling measures will be implemented to safely divert traffic through the construction zone. Safety barriers/ cones and/or traffic control flaggers will be used in all construction areas.
<b>Who can I contact for information?</b>	<p>City of Los Angeles Department of Public Works, Public Affairs Office</p> <p>Telephone: (213) 978-0333 M-F 7:30 a.m. – 5:00 p.m. (800) 773-2489 After hours and on weekends</p> <p>Email: <a href="mailto:PublicWorks.PublicAffairs@LACity.org">PublicWorks.PublicAffairs@LACity.org</a></p> <p>Website: <a href="http://www.lacitysan.org/san/faces/home/portal/s-lsh-sp/s-lsh-sp-vdfm">www.lacitysan.org/san/faces/home/portal/s-lsh-sp/s-lsh-sp-vdfm</a></p>



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.









# Venice Dual Force Main Project Fact Sheet

*The City of Los Angeles Department of Public Works will construct a 54-inch diameter force main sewer to supplement the 48-in diameter force main sewer built in 1960.*



*The sewer will originate at the Venice Pumping Plant located on Hurricane Street and cross Grand Canal, travel east to Marquesas Way, then south along Via Marina crossing the Marina del Rey and Ballona Creek Channels to meet an existing Coastal Interceptor Sewer on Vista del Mar near Waterview Street.*



## The Project

The new parallel system will operate in conjunction with the existing 48-inch force main. With the systems working together, sewage flow from the Venice Pumping Plant can be conveyed to the Hyperion Water Reclamation Plant in Playa del Rey using either or both force mains. The project will also replace backup generators of the Venice Pumping Plant. The project objectives are to increase sewage capacity, create pipeline redundancy and allow for maintenance of the system.

The existing aging and deteriorating 50-year-old sewer is at risk to overflow during peak wet weather conditions. LA Sanitation must protect the public from a potential sewage spill by adding capacity and redundancy.

## Project Timing

The project will start in early Spring 2017 and be complete by Summer 2020.

## What should I expect during construction?

The Final Environmental Impact Report has been adopted. A micro-tunneling construction method will be used along the alignment to reduce construction impacts. The only exception is the southern-most 1,000 feet of the sewer which will be constructed by open trenching.

Expected construction hours are Monday through Saturday from 7:00 a.m. to 7:00 p.m. in most areas. Night work, if required, will be from 7:00 p.m. to 7:00 a.m. with advance notice.

Traffic will be affected. There will be temporary parking restrictions. Signs will be posted in advance with details. Safety barriers will be used in all construction areas. Trucks and large equipment will be used during construction. Dust will be controlled at all times. Driveway access will be maintained for businesses and residents for deliveries and trash pickup.

## Who do I contact if I have a question about this project?

### Website

[www.lacitysan.org/san/faces/home/portal/s-lsh-sp/s-lsh-sp-vdfm](http://www.lacitysan.org/san/faces/home/portal/s-lsh-sp/s-lsh-sp-vdfm)

### Email

[PublicWorks.PublicAffairs@lacity.org](mailto:PublicWorks.PublicAffairs@lacity.org)

### LA Sanitation Public Affairs Office

(213) 978-0333

For inquiries after 5:00 p.m. and on weekends, please call the LA Sanitation Customer Care Center at (800) 773-2489.



*LA Sanitation – protecting public health and the environment through clean water, solid resources and watershed protection. For more information, visit [www.lacitysan.org](http://www.lacitysan.org).*



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Caring for Your Coast

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Director

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Deputy Director

**Brock Ladewig**  
Deputy Director

May 10, 2017

TO: Small Craft Harbor Commission

FROM: GJ  
Gary Jones, Director

SUBJECT: **ITEM 6b – HARBOR MASTER OPERATION REPORT**

Item 6b on your agenda is a presentation by the Marina del Rey Harbor Master Office which is responsible for the enforcement of the County regulations concerning activities in Marina del Rey, as well as protecting and promoting the safety and wellbeing of members of public and residents of Marina del Rey.

GJ:BL:SP:ym



*Los Angeles County Sheriff's Department*

# *Marina del Rey Station*

## Marine Operations







## **MdR by the numbers**

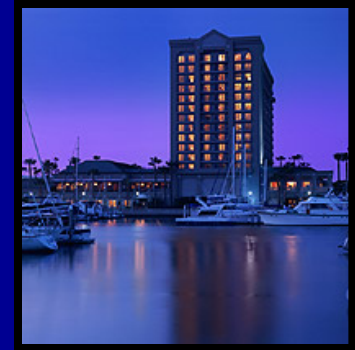
**4,553 boat slips in 23 anchorages**

**5,445 rental apartments**

**600 condominiums**

**6 hotels with 1,037 rooms**

**1 million square feet of retail space**



# ***LASD Area of Responsibility***

## **Los Angeles County**

- 128 miles of Coast Line including San Clemente and Santa Catalina Island.
- Patrol Pyramid Lake Reservoir and Castaic Lake



# Patrol Area

Covers not only the inner harbor, but the waters of Santa Monica Bay. We are the only 24 hour law enforcement patrol on the water from PV to Ventura Co. line

## *Critical Facilities include:*

- Offshore Tanker moorings
- Hyperion Sewage Treatment plant.
- LAX approach and departure route
- Two Power generating plants.





# Marina del Rey Harbormaster



## Role and Responsibilities

- Marine Patrol Detail
- Rescue Dive Team
- Burton Chase Park

# Harbormaster supervises

- 15 bonus 1 boat operator deputies
- 16 rescue dive team members
- 1 deputy assigned to Chase Park
- 1 Community Services Assistant



# Harbormaster Responsibilities

- Coordinates several grants
- Issuance of marine event permits
- Commercial Services ID permits
- Incident Commander for:
  - 4<sup>th</sup> of July celebration
  - Holiday boat parade
  - New Year's Eve celebration
  - Boating under the influence (BUI) Operation
  - Concerts in the Park (Burton Chase Park)





# Standup Paddle Boards

- LACC 19.12.1420 (E)

It is unlawful for "Any person to operate a hydrofoil craft, seaplane, airpropeller-driven watercraft, or **paddleboard**

surfboard, sailboard, paraglider, kite board, bodyboard, ocean-kayak, rigid hull surf-craft, or similar craft or device propelled principally by manual or said power on the waters of the harbor."



# Standup Paddle Boards

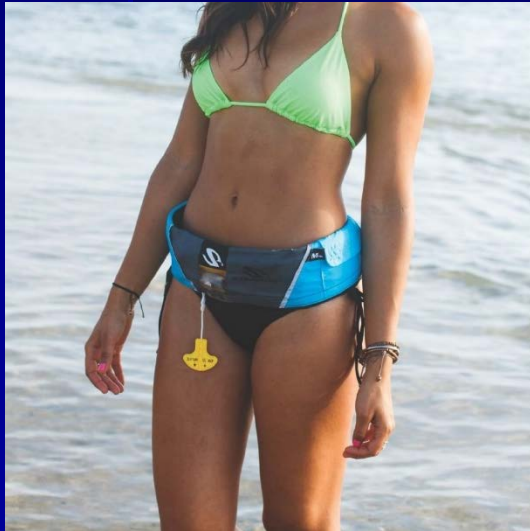
Los Angeles County Sheriff's Department, Harbor Master's office, has allowed certain manually propelled vessel use within Marina del Rey Harbor over the years, such as row boats, kayaks, and more recently **Stand-Up Paddleboards (SUP)**.



This exception can be revoked by the Harbor Master at any time.

# Standup Paddle Boards

The United States Coast Guard (USCG) has officially classified stand up paddleboards (SUP) as a vessel. Paddleboards must comply with federal Navigation Rules and "carriage" requirements.



Adult stand-up paddlers are required to have a USCG-approved life jacket also known as Personal Floatation Device (PFD, Type III) for each person, a sound signaling device (whistle), visual distress signal and navigation light (flashlight).



# California Boater Card

[californiaboatercard.com](http://californiaboatercard.com)

Beginning January 1, 2018, boaters 20 years of age and younger are the first group that must



carry a California Boater Card when on state waterways. These lifetime cards will be issued by California State Parks Division of Boating and Waterways after you pass an approved boating safety exam and apply for the card.

# Boater Safety



## Throwable PFD

Must have at least one approved PFD on board and easily accessible



## Sound producing device

Must carry a horn, whistle or have a bell on board



## Fire extinguisher

Fire extinguishers are required on boats with a motor



## Life vest (PFD)

One for each person on board. Children 12 and under must be wearing life vest at all times.



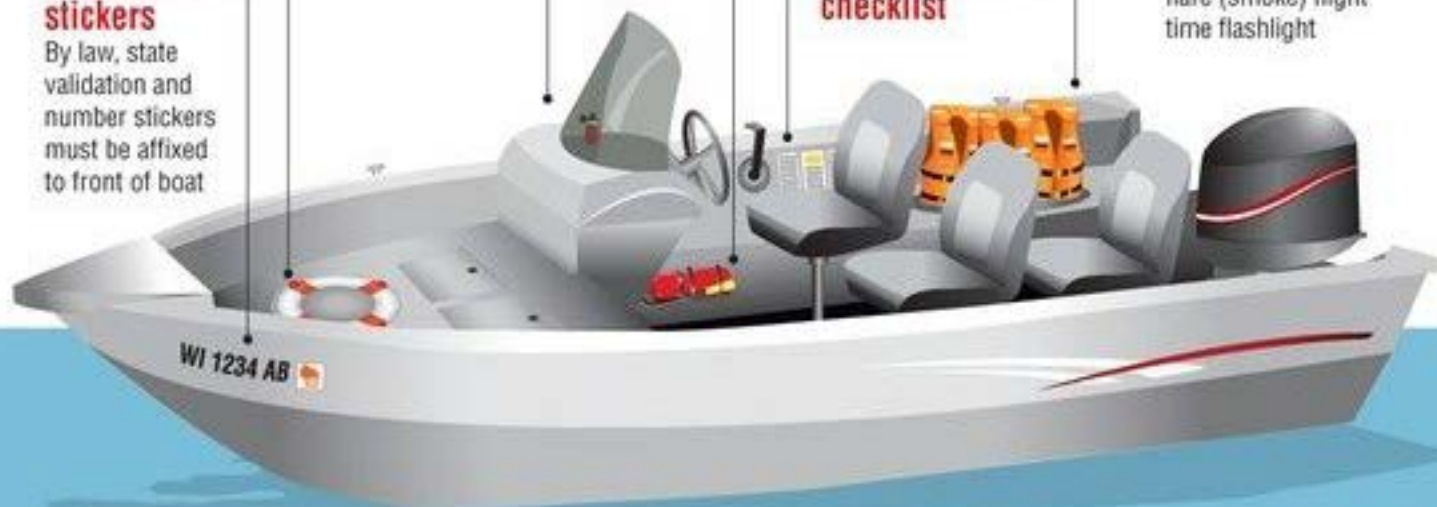
## Visible Distress Signal (VDS)

Must have on board a light producing (for night time) and one daytime smoke producing visible distress signal. Example: Daytime flare (smoke) night time flashlight

## Registration stickers

By law, state validation and number stickers must be affixed to front of boat

## On board safety checklist



# Boater Safety

## Boat Safety tips

In 2008, there were 4,789 reported boat accidents across the country resulting in 709 deaths and 3,331 injuries. Here are some facts and tips from the Coast Guard to keep you and your family safe this boating season.

90

PERCENT

of drowning victims  
were not wearing a life  
jacket

10

PERCENT

of fatalities occurred  
on boats where the  
operator had received  
safety training

+66

PERCENT

of all fatal boating  
accident victims  
drowned

### Before the season starts

Be sure your watercraft is safe by arranging with the Coast Guard Auxiliary for a courtesy vessel examination. Call 262-857-2181 in the Kenosha area to set up a vessel examination.

### Before you leave the dock

Have a boater's checklist and run through it prior to embarking. Have a life jacket (personal flotation device, PFD) for each person on board. By law, children 12 and under must be wearing a life jacket at all times. Review emergency procedures with all passengers.

### Once under way

Never drink alcohol and pilot a boat; it is illegal and carries a hefty fine. Alcohol is the leading factor in deadly boating accidents. Maintain a safe speed, be aware of other boaters and swimmers. Know the right of way while on the water. Be familiar with the waters you are navigating.

### Be smart

The top five contributing factors in boat accidents are careless or reckless operation, operating inattention, no proper lookout, operator inexperience and improper passenger or skier behavior.

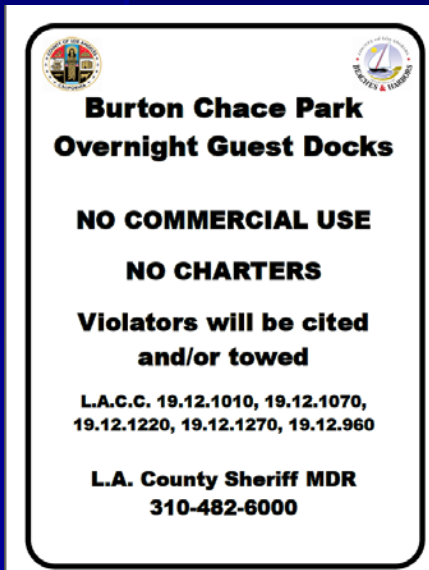
### Be prepared and informed

The Coast Guard Auxiliary offers affordable ABC-Safe Boating classes throughout the year. The nine hour course, divided over three sessions, include in-depth training on many pertinent boat safety topics. Wisconsin DNR hold one more class this season starting June 10. This course will qualify the attendee to operate a PWC without adult supervision for ages 12-18 and those born after Jan. 1, 1989 (this is a new law in Wisconsin this year). The classes are three consecutive Thursday from 6-9 p.m. at Gander Mountain in Kenosha. Course registration is required and may be made by calling 262-492-6479.



# Illegal Charters

There are several Los Angeles County Codes that make it illegal for boat operators to use public docks for commercial activity, which includes charters.



19.12.720 –Debarking passengers

19.12.960 – Illegal Mooring/Impound Authority

19.12.1005 - Docking at Chace Park transient docks

19.12.1270 - Commercial vessels—Restrictions

19.12.1220 - Use of county mooring or slip



U.S. Department of Homeland Security  
**United States Coast Guard Auxiliary**

# PADDLECRAFT SAFETY PROGRAM

## OVERVIEW

May 10, 2017  
Michael D. Bozarth

# AGENDA

- The Need
- Our Response



# “BOATS IN AISLE FIVE!”

- Most boats are now sold by retailers who are not paddlers.
- Most boats are sold without any instruction or guidance.



# PADDLE SPORT PARTICIPATION

The 2015 *Special Report on Paddlesports* shows paddlesports are on the rise, again setting a record for the number of participants:

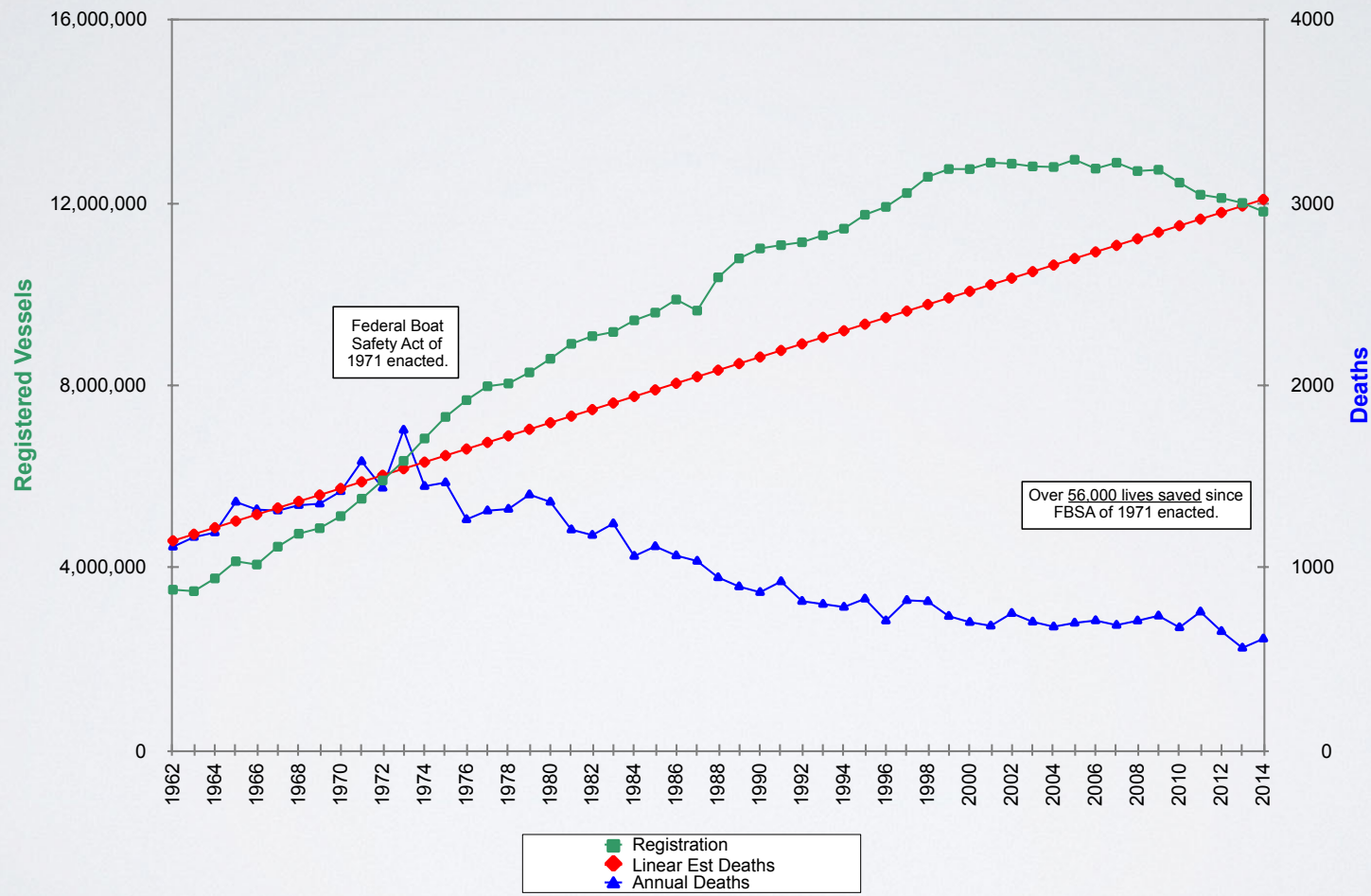
**In 2014, 21.7 million Americans  
- 7.4% of the population -  
enjoyed paddling.**

This represents an increase of more than 3 million participants -  
a 14% increase - since the study began in 2010.

(Source: The Outdoor Foundation)



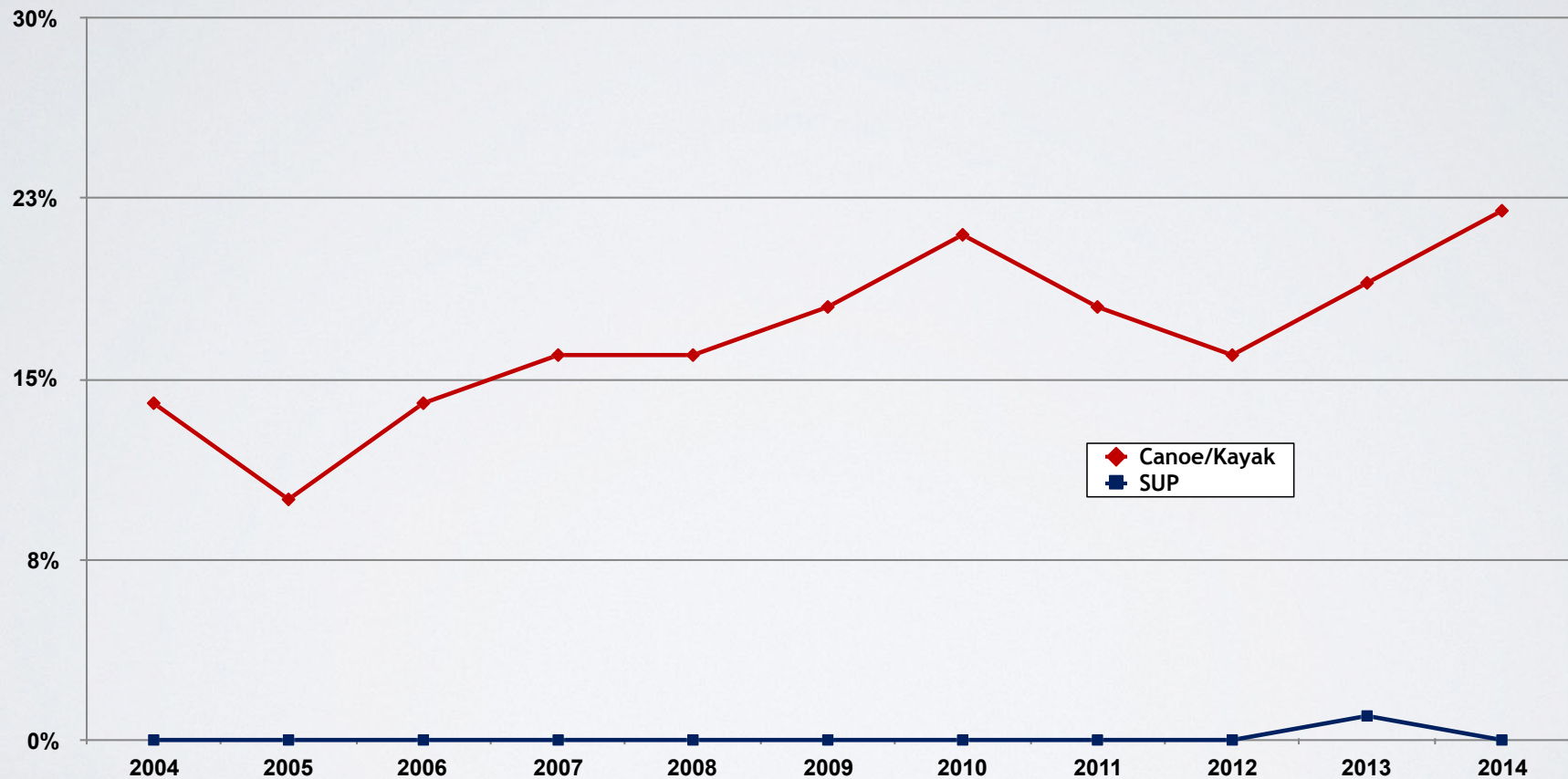
# REGISTERED VESSELS AND DEATHS 1962 - 2014





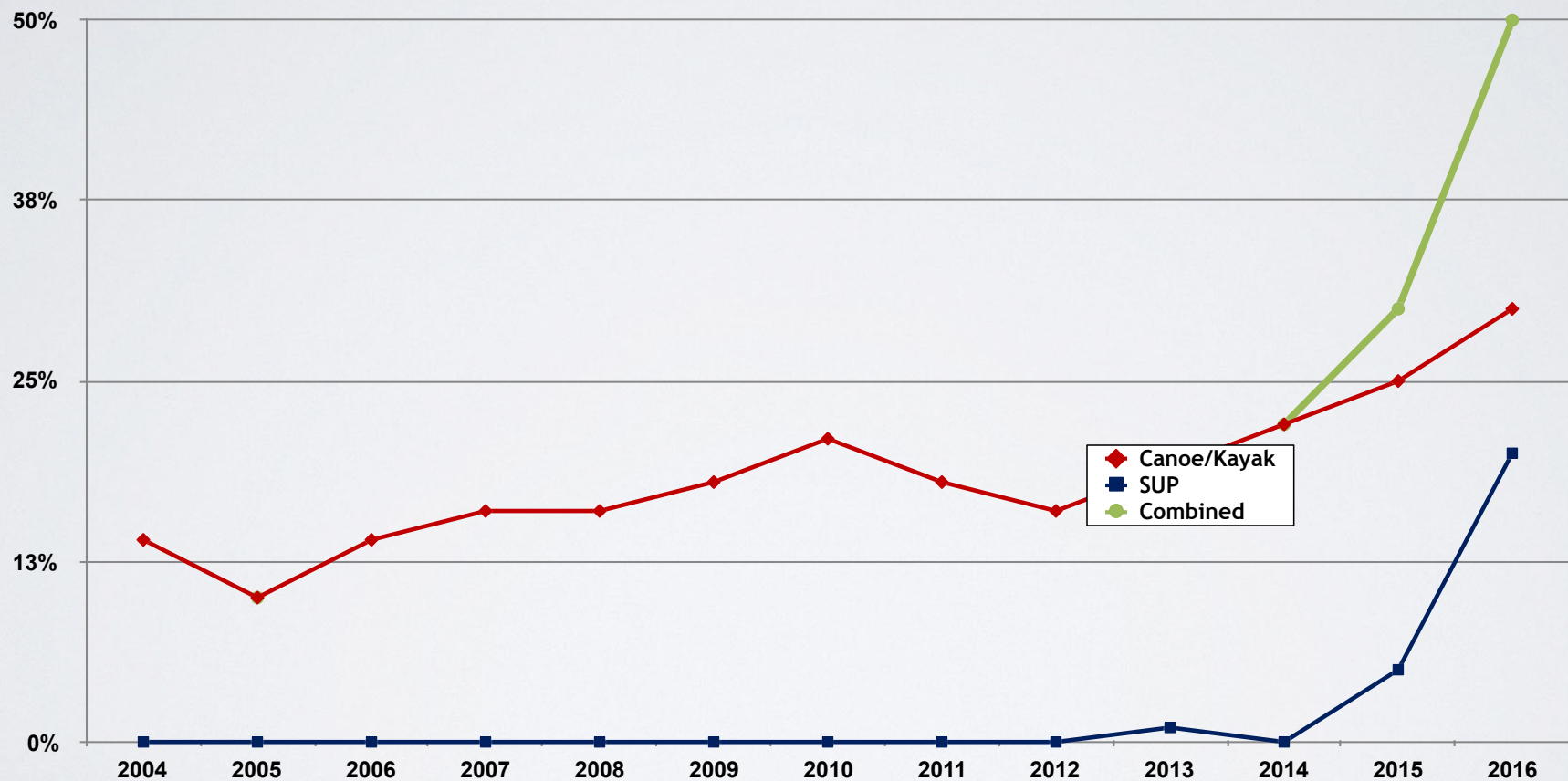
# PADDLESPORTS DEATHS

Percent of Deaths by Specific Vessel Type and Year  
(Source: U.S. Coast Guard)



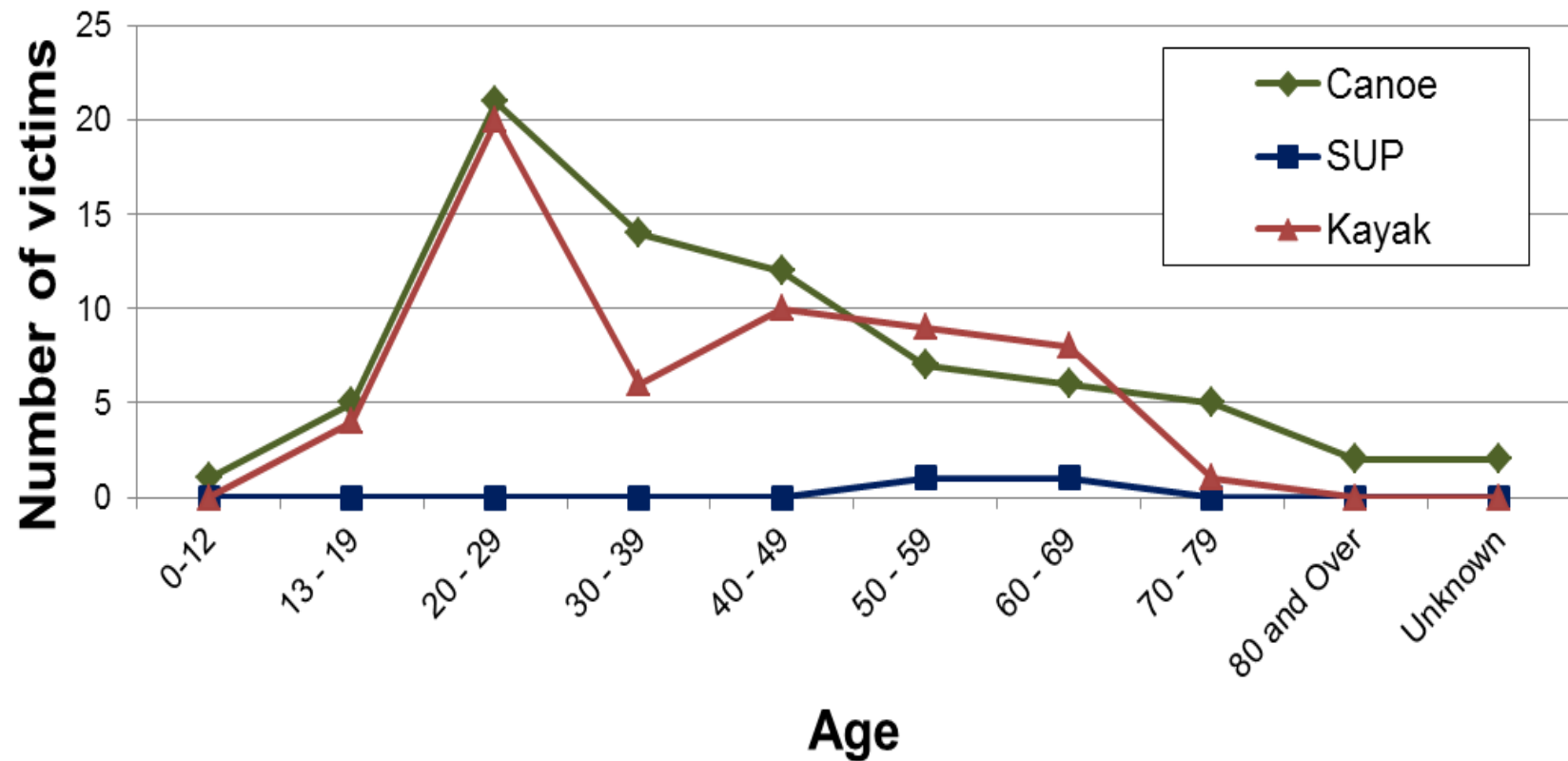
# PADDLESPORTS DEATHS

## 2015 & 2016 PROJECTED



# PADDLECRAFT DEATHS BY TYPE & AGE

**Number of Deceased Victims by Specific Vessel Type and  
Age Group, 2014**  
(Source: U.S. Coast Guard)





# THE STRATEGIC PLAN

## EXPAND EFFORTS IN PADDLECRAFT WATER SAFETY

- **Goal:** Save lives by increasing the Auxiliary's presence and relevance in the paddlecraft community.
- **Partner** with the American Canoe Association (ACA) on public education.
- Develop **Highly Trained** paddlecraft vessel examiners and instructors.
- **Key Activities:**
  1. AUXPAD ASHORE
  2. AUXPAD AFLOAT
  3. MATERIALS
  4. COLLABORATE with Like-Minded Constituents
- **Measure** our performance.

# I. AUXPAD ASHORE

Provide outreach to the paddlecraft community including:

- Develop and deliver hi-quality paddlecraft specific public education courses & seminars (PE)
- Paddlecraft specific Vessel Safety Checks (VSCs)
- An aggressive outreach to outfitters, sales outlets, rental companies, paddlecraft instructors, industry associations and manufacturers (PV)
- Active participation in trade shows, charity events, race events, association gatherings, and public media (PA)

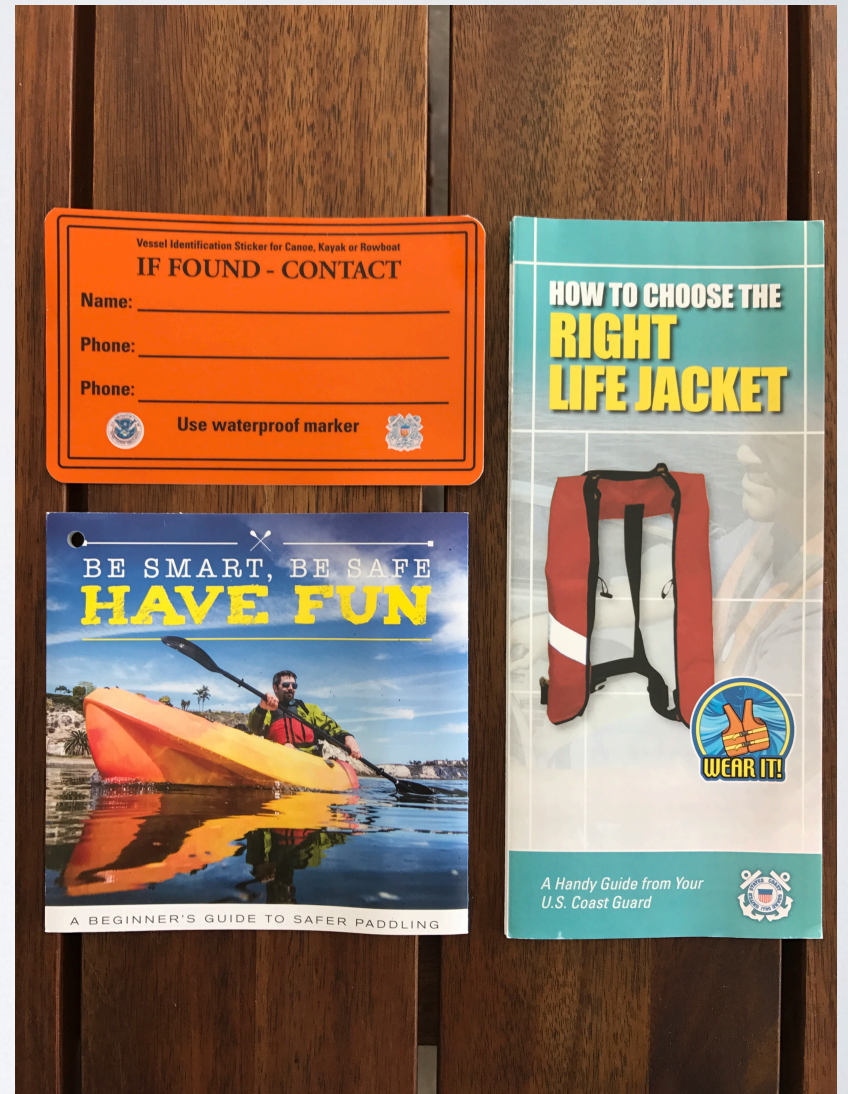
## 2. AUXPAD AFLOAT

- AUXPAD Afloat activities place qualified AUXPAD operators in direct contact with recreational paddlecraft users on the water.
- Promotes paddlecraft RBS via personal example and affords an opportunity for Auxiliarists to assimilate with the paddle craft community and develop networks to promote boating safety.



# 3. MATERIALS

- “IF FOUND” Sticker
- “Be Smart, Be Safe, Have Fun”  
A Beginner’s Guide to Safer Paddling
- How to Choose the Right Life Jacket
- Safety/Educational Videos
- Paddle Reflective Sticker



# 4. COLLABORATE WITH LIKE-MINDED CONSTITUENTS

- Public Education
- Training
- Safety Equipment
- Rules of the Road
- Data Sharing (Source, Metrics, Analytics)



U.S. Department of Homeland Security  
**United States Coast Guard Auxiliary**

*Always ready,  
We are your trusted advisor on Paddlecraft Safety.*



Michael D. Bozarth  
U.S. Coast Guard Auxiliary National Staff  
Branch Chief, Paddlecraft Safety Member Support

(949) 310-5098  
[Michael.Bozarth@cgauxnet.us](mailto:Michael.Bozarth@cgauxnet.us)





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

May 10, 2017

TO: Small Craft Harbor Commission

FROM:  Gary Jones, Director

SUBJECT: **ITEM 6c – APPROVAL OF AMENDMENT NO. 3 TO AMENDED AND  
RESTATED LEASE NO. 26695 MARINA DEL REY MARRIOTT (PARCEL 141V  
AT 4100 Admiralty Way) MARINA DEL REY**

Item 6c pertains to Amended and Restated Lease No. 26695 of Parcel 141V (Marina del Rey Marriott) and the adjustment of percentage rents and minimum rent as of March 1, 2013. Lessee has agreed to amend the County percentage rental rates for the following percentages of gross receipts: (1) Occupancy of Structures and other Facilities from 7.5% to 10% for parking fees and offices only; (2) Restaurants from 3.0% to 3.5%; and (3) Miscellaneous Sales from 1% to 5%. All other percentage rental rates will be maintained at the current levels. The adjustment is projected to yield an additional \$287,356 of retroactive rent and a projected annual percentage rent increase of \$8,878 for the remainder of the Fiscal Year for a total of \$296,234 in additional rent to the County in Fiscal Year 2016-17. It is estimated that the annual percentage rent will increase by \$35,512. Insurance provisions will be updated, the minimum rent and security deposit will be increased, and the lease adjustment date will be changed so that it occurs every ten years rather than the current five-year period.

Your Commission's endorsement of the recommendations in the attached draft Board Letter is requested. Staff will inform your Commission should there be any material change made to this draft prior to submitting it to the Board of Supervisors for approval.

The recommended action will keep County percentage rents at Parcel 141V comparable to other Marina del Rey leaseholds and update insurance provisions, in fulfillment of the County Strategic Plan Goal Strategy III.3, "Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability."

GJ:BL:SP:mr

Attachments



Month-Date, 2017

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

Dear Supervisors:

**APPROVAL OF AMENDMENT NO. 3 TO LEASE NO. 26695  
MARINA DEL REY MARRIOTT (PARCEL 141V) – MARINA DEL REY  
(FOURTH DISTRICT) (4 VOTES)**

**SUBJECT**

Request approval of a lease amendment for Parcel 141V (Marina del Rey Marriott) that modifies the provisions regarding the security deposit, square foot rental, and general rent renegotiation and arbitration; readjusts certain percentage rental rates; and updates the insurance provisions.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed lease Amendment No. 3 to Lease No. 26695 is categorically exempt under the California Environmental Quality Act pursuant to class 1(r) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board, per Section 15301 of the State of California Environmental Quality Act Guidelines (Existing Facilities).
2. Approve and authorize the Chairman to sign the attached Amendment No. 3 to Lease No. 26695, pertaining to the readjustment of rents and insurance for a ten-year period ending February 28, 2023.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

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

County Lease No. 26695 (Lease) with HMH Marina LLC (Lessee) for Parcel 141V requires that the Adjustments occur on March 1, 2013 (2013 Rental Adjustment Date) and every fifth anniversary thereafter. Typically, Marina del Rey ground leases require that such adjustments occur every ten years. Therefore, effective on the 2013 Rental Adjustment Date, in order to increase efficiency and standardize the adjustments across Marina del Rey ground leases, Amendment No. 3 provides that the Adjustments to the Lease shall occur every ten years.

Effective on the 2013 Rental Adjustment Date, proposed Amendment No. 3 also provides the following:

- A. Changes to the percentage rental rates: (1) Occupancy of Structures from 7.5% to 10.0% for parking fees and offices only; (2) Restaurants from 3.0% to 3.5%; and (3) Miscellaneous Sales from 1.0% to 5.0%. All other percentage rental rates remain unchanged;
- B. Amends the Lease's Square Foot Rental section to include a provision that all subsequent minimum rent adjustments shall either increase the annual minimum rent or maintain it at the then-current level;
- C. Amends the Lease's Rental Security Deposit section to include a provision requiring the Lessee to maintain the full amount of the Rental Security Deposit at all times;
- D. Provides for a reconciliation of the rent retroactive as of the 2013 Rental Adjustment Date and requires payment of any additional rent owed to the County as a result of the rent adjustment; and
- E. Incorporates changes to the indemnity clause, insurance requirements, and miscellaneous insurance provisions to conform with the Chief Executive Office's Risk Management Branch's current requirements.

#### Implementation of Strategic Plan Goals

The recommended action will keep County percentage rent categories at Parcel 141V comparable to other Marina del Rey parcels and will incorporate new insurance provisions, in fulfillment of Strategic Plan Goal Strategy III.3, "Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability."



### **FISCAL IMPACT/FINANCING**

Proposed Amendment No. 3 would result in an increase in the annual minimum rent from \$67,759 to \$103,037, an increase of \$35,278. However, as the percentage rents for this leasehold

routinely exceed the new minimum rent, this change in the minimum rent likely will not affect the overall increase in rent received by the County which is anticipated as a result of the above described changes in the percentage rent rates.

Furthermore, Amendment No. 3 contains a provision for payment of retroactive rent calculated from the 2013 Rental Adjustment Date through the time of payment, to be remitted by the Lessee within ten days after your Board's approval of Amendment No. 3. The approximate amount of retroactive rent is \$287,356 (as of March 2017), which, when added to the projected annual percentage rent increase for the remainder of this Fiscal Year (April through June) of \$8,878, will yield an additional \$296,234 to the County in Fiscal Year 2016-17.

#### **Operating Budget Impact**

The recommended action will increase Marina del Rey annual revenue by an estimated \$35,512 in percentage rent and approximately \$287,356 in one-time retroactive rent. A portion of the annual revenue increase received from Fiscal Year 2016-17 and the one-time retroactive rent revenue were not budgeted in the Fiscal Year 2016-17 Final Adopted Budget; therefore, the additional revenue will be accounted for as one-time over-realized revenue.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Commonly known as the Marina del Rey Marriott, Parcel 141V occupies a total land area of 156,758 square feet in Marina del Rey. Parcel 141V is improved with a nine-story hotel building with approximately 240,000 square feet of building area which contains 370 hotel rooms, an indoor/outdoor restaurant having a seating capacity of 225 persons, and additional banquet and meeting rooms. Other improvements include a pool and spa area, and a two-story parking structure having approximately 600 parking spaces. The original lease commenced on October 1, 1962, having a 60-year term (Original Lease). However, the Original Lease was entered into on August 26, 1975, which incorporated by reference certain terms of the Original Lease. Amendment No. 2 to the Lease extended the term to 60 years from the effective date of March 1, 1983.

Amendment No. 3 has been approved as to form by County Counsel. At its meeting of May 10th, 2017, the Small Craft Harbor Commission \_\_\_\_\_ the Director's recommendation that your Board approve and execute the Amendment.

**ENVIRONMENTAL DOCUMENTATION**

Proposed Amendment No. 3 is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines and Section 15301 of the State CEQA Guidelines (Existing Facilities).

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current services from your Board's approval of Amendment No. 3.

**CONCLUSION**

Please have the Chairman sign all three copies of Amendment No. 3 and have the Executive Officer of the Board return two executed copies, as well as a copy of the adopted Board letter, to the Department of Beaches and Harbors.

Respectfully submitted,

Gary Jones  
Director

Attachments (1)

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

GJ:KS:BL:SP:MR:skn

**AMENDMENT NO. 3 TO LEASE NO. 26695**

**PARCEL NO. 141V – MARINA DEL REY SMALL CRAFT HARBOR**

THIS AMENDMENT TO LEASE is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2017 (the "Effective Date")

**BY AND BETWEEN**

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

**AND**

**HMH MARINA LLC, a Delaware limited  
liability company hereinafter referred to as  
"Lessee."**

**RECITALS:**

WHEREAS, County and Interstate Marina Development Co. entered into Lease No. 26695 under the terms of which County leased to Interstate Marina Development Co. that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, now commonly known as Parcel 141V, which leasehold premises (the "Premises") are more particularly and legally described in Exhibit A attached to and incorporated in said Lease, and amended (the Lease and all amendments are collectively hereafter referred to as the "Lease"); and

WHEREAS, Interstate Marina Development Co. assigned the Lease to Marina Hotels, Inc. by Document 84-15412 recorded in the official records of the Los Angeles County Registrar-Recorder's Office; and

WHEREAS, HMH Marina, Inc. acquired the Lease at a foreclosure sale on November 3, 1995; and

WHEREAS, HMH Marina, Inc. assigned the Lease to HMH Marina LLC on December 14, 1998; and

WHEREAS, Section 15 of said Lease provides that as of March 1, 2013, and every fifth (5th) year thereafter, the square foot rental and percentage rentals and the amount of casualty insurance (collectively, the "Adjusted Rentals") shall be readjusted by Lessee and County in accordance with the standards established in said Section 15; and

WHEREAS, the parties hereto have reached agreement with respect to the required adjustments and wish to amend the Lease as set forth herein, effective as of March 1, 2013 ("2013 Rental Adjustment Date").

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby deemed a contractual part hereof, and the mutual agreements, covenants and restrictions contained herein, the parties agree as follows:



1. **RENTAL SECURITY DEPOSIT.** Commencing as of the 2013 Rental Adjustment Date, Section 7 of the Lease is deleted in its entirety and the following substituted therefor:

Lessee shall at all times maintain a security deposit in an amount equal to three (3) monthly installments of the then-in effect annual square foot rental. The security deposit shall be retained by County to cover delinquent rents and any other financial obligations of the Lessee under this Lease, and shall be so applied at the discretion of County.

In the event all or any part of the security deposit is applied against any rent or other financial obligations of Lessee due and unpaid, the Lessee shall immediately reimburse the County an amount equal to that portion of the security deposit applied by County so that, at all times during the life of this Lease, said full security deposit shall be maintained with County. Failure to maintain the full amount of security deposit shall constitute an event of default pursuant to Section 21. Upon forfeiture or termination of this Lease, any portion of said security deposit due the Lessee shall be returned.

2. **SQUARE FOOT RENTAL.** Commencing as of the 2013 Rental Adjustment Date, Section 12 (SQUARE FOOT RENTAL) of the Lease, sometimes elsewhere in the Lease referred to as "minimum rents," is amended by the adding the following:

The annual square foot rental shall be readjusted on the 2013 Rental Adjustment Date and on March 1 every third year thereafter (each, a "Square Foot Rental Adjustment Date"). On the Square Foot Rental Adjustment Date, the annual square foot rental shall be readjusted to an amount equal to seventy-five percent (75%) of the annual average of all rents payable by Lessee for the preceding three-year period that ends three (3) months prior to the Square Foot Rental Adjustment Date; provided, however, that in no event shall the annual square foot rental be readjusted to an amount that is less than the then-in effect annual square foot rental.

3. **PERCENTAGE RENTALS.** Effective as of the 2013 Rental Adjustment Date, subsections (c), (j), and (s) of Section 13 (PERCENTAGE RENTALS) are deleted and the following subsections (c), (c1), (j), and (s) are substituted therefor:

(c) SEVEN AND ONE-HALF PERCENT (7.5%) of Gross Receipts or other fees charged for the rental, occupancy, or use of the following structures: (1) apartments, (2) hotel and/or motel accommodations, (3) house trailers, (4) meeting rooms, (5) rental of land and/or water or facilities for activities not otherwise provided for in this section such as but not limited to television and/or motion pictures;

(c1) TEN PERCENT (10%) of Gross Receipts or other fees charged for the rental, use, or occupancy of the following structures: (1) parking fees or charges

except where such parking fees or charges are collected in conjunction with an activity, the gross receipts from which are required to be reported in a percentage category greater than TEN PERCENT (10%), and (2) offices utilized for banking, financial or investment activities, internal clerical or administrative activities or business enterprises, real estate and insurance brokerage, legal, medical, engineering, travel agencies, or similar professional services but not to include, however, stores, shops, or other commercial establishments, the gross receipts pertaining to which are subject to percentage rentals and specifically required to be reported under other subsections of this Section;

(j) THREE AND ONE-HALF PERCENT (3.5%) of gross receipts from the operation of restaurants, restaurant/cocktail lounge combination, coffee shops, beach and theater food facilities, except that gross receipts from facilities established and operated as a take-out food operation shall be reported under Subsection (s);

(s) FIVE PERCENT (5%) of gross receipts from the sale of miscellaneous goods and services not specifically provided for elsewhere in this Section.

4. **RETROACTIVE RENT.** Lessee shall pay to County, within ten (10) days following the Effective Date, for the period between the 2013 Rental Adjustment Date and the actual date of payment (the "Retroactive Period"), the difference between (i) the actual rents paid by Lessee under the rental rates in effect prior to the effectiveness of this Amendment from the 2013 Rental Adjustment Date to the Effective Date, and (ii) the rents that should have been paid for the same period in accordance with the new rental rates as determined hereby ("Retroactive Payment").

5. **GENERAL RENT RENEGOTIATION AND ARBITRATION.** Effective as of the 2013 Rental Adjustment Date, the last sentence of the first paragraph of Section 15 (GENERAL RENT RENEGOTIATION AND ARBITRATION) is hereby deleted and the following substituted therefor:

At the end of said period, and at the end of every ten (10) year period thereafter (each such date is hereafter referred to as a "Decennial Rental Adjustment Date"), said rentals shall be readjusted as provided hereinafter.

6. **PROPERTY INSURANCE.** Commencing as of the 2013 Rental Adjustment Date, Section 25 of Lease (Property Insurance) is deleted in its entirety and the following substituted therefor:

This section is intentionally left blank.

7. **INDEMNIFICATION AND INSURANCE REQUIREMENTS.** Commencing as of the 2013 Rental Adjustment Date, Section 26 of Lease (Indemnification and Insurance Requirements) is deleted in its entirety and the following substituted therefor:

**INDEMNIFICATION AND INSURANCE REQUIREMENTS:** During the term of this Lease, the following indemnification and insurance requirements shall be in effect.

## **I. INDEMNIFICATION AND INSURANCE REQUIREMENTS**

The Lessee shall indemnify, defend and hold harmless the County, from and against any and all liability, loss, injury or damage including (but not limited to) demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees), arising from or connected with the Lessee's repair, maintenance and other acts and omissions arising from and/or relating to the Lessee's use of the Premises, except for such loss or damage that arises from the sole negligence or willful misconduct of the County.

## **II. GENERAL INSURANCE PROVISIONS - LESSEE REQUIREMENTS**

Without limiting the Lessee's indemnification of County and during the term of this Lease, and until all of its obligations pursuant to this Lease have been met, Lessee shall obtain and maintain at its own expense insurance coverage satisfying the requirements specified in this Lease. These minimum insurance coverage terms, types and limits (the "Required Insurance") also are in addition to and separate from any other contractual obligation imposed upon Lessee pursuant to this Lease. The County in no way warrants that the Required Insurance is sufficient to protect the Lessee for liabilities which may arise from or relate to this Lease.

### **A. Evidence of Coverage and Notice to County**

- Certificate(s) of insurance coverage (Certificate) satisfactory to County, and a copy of an Additional Insured endorsement confirming County and its Agents (defined below) has been given Additional Insured status under the Lessee's General Liability policy, shall be delivered to County at the address shown below and provided prior to the start day of this Lease.
- Renewal Certificates shall be provided to County prior to Lessee's policy expiration dates.
- Certificates shall identify all Required Insurance coverage types and limits specified herein, reference this Lease by name or number, and be signed by an authorized representative of the insurer(s). The Insured party named on the Certificate shall match the name of the Lessee identified in this Lease. Certificates shall provide the full name of each insurer providing coverage and list any County-required endorsement forms.
- Neither the County's failure to obtain, nor the County's receipt of, or failure to object to a non-complying insurance certificate or



endorsement, or any other insurance documentation or information provided by the Lessee, its insurance broker(s) and/or insurer(s), shall be construed as a waiver of any of the Required Insurance provisions.

- Certificates and copies of any required endorsements, and notices of cancellation shall be delivered to:  
County of Los Angeles  
Department of Beaches and Harbors  
Attention: Asset Management Division  
13837 Fiji Way  
Marina del Rey, CA 90292
- Lessee also shall promptly notify County of any third-party claim or suit filed against Lessee which arises from or relates to this Lease, and could result in the filing of a claim or lawsuit against Lessee and/or County.

**B. Additional Insured Status and Scope of Coverage**

The County, which is the County of Los Angeles, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively County and its Agents), shall be provided Additional Insured status under Lessee's General Liability policy with respect to liability arising from or connected with the Lessee's acts, errors, and omissions arising from and/or relating to the Lessee's operations on and/or its use of the Premises. County's additional insured status shall apply with respect to liability and defense of suits arising out of the Lessee's acts or omissions. Use of an automatic additional insured endorsement form is acceptable providing it satisfies the Required Insurance provisions herein.

**C. Cancellation of or Changes in Insurance**

Lessee shall provide County with, or Lessee's insurance policies shall contain a provision that County shall receive, written notice of cancellation or any change in Required Insurance, including insurer, limits of coverage, term of coverage or policy period. The written notice shall be provided to County at least ten (10) days in advance of cancellation for non-payment of premium and thirty (30) days in advance for any other cancellation or policy change. Failure to provide written notice of cancellation or any change in Required Insurance may constitute a material breach of the Lease, in the sole discretion of the County, upon which the County may suspend or terminate this Lease.

Lessee shall notify County if at any time Lessee's insurance no longer meets the requirements of this Lease.

**D. Failure to Maintain Insurance**

Lessee's failure to maintain or to provide acceptable evidence that it maintains the Required Insurance shall constitute a material breach of the

Lease, upon which County immediately may suspend or terminate this Lease. County, at its sole discretion, may obtain damages from Contractor resulting from said Lease.

**E. Insurer Financial Ratings**

Insurance shall be provided by an insurance company legally able to provide insurance in California and acceptable to the County, with an A.M. Best rating of not less than A:VII, unless otherwise approved by the County. However County may allow the use of insurers with a rating of A-VII as long as such insurers represent no more than 10% of Lessee's limits.

**F. Lessee's Insurance Shall Be Primary**

Lessee's insurance policies, with respect to any claims related to this Lease, shall be primary with respect to all other sources of coverage available to County, except where the claim arises out of the intentional acts of County. Any County maintained insurance or self-insurance coverage shall be in excess of and not contribute to any Lessee coverage.

**G. Waiver of Subrogation**

To the fullest extent permitted by law, the Lessee hereby waives its and its insurer(s) rights of recovery against County under all required insurance policies for any loss arising from or related to this Lease. The Lessee shall require its insurers to execute any waiver of subrogation endorsements which may be necessary to affect such waiver.

**H. Deductibles and Self-Insured Retentions (SIRs)**

Lessee's policies shall not obligate the County to pay any portion of any Lessee deductible or SIR.

**I. Claims Made Coverage**

If any part of the Required Insurance is written on claims made basis, any policy retroactive date shall precede the start date of this Lease. Lessee understands and agrees it shall maintain such coverage for a period of not less than three (3) years following Lease expiration, termination or cancellation.

**J. Application of Excess Liability Coverage**

Lessee may use a combination of primary and excess insurance policies which provide coverage as broad as ("follow form" over) the underlying primary policies, to satisfy the Required Insurance provisions.

**K. Separation of Insureds**

All liability policies shall provide cross-liability coverage as would be afforded by the standard ISO (Insurance Services Office, Inc.) separation of insureds provision with no insured versus insured exclusions or limitations.

**L. County Review and Approval of Insurance Requirements**

The County reserves the right to review and adjust the Required Insurance provisions, conditioned upon County's determination of changes in risk exposures.

**III. INSURANCE COVERAGE TYPES AND LIMITS**

At a minimum, Lessee's insurance coverage shall include Section III provisions A through E below.

**A. Commercial General Liability Insurance** providing scope of coverage equivalent to ISO policy form CG 00 01, naming County and its Agents as an additional insured, with limits of not less than:

General Aggregate:	\$ 10 million
Products/Completed Operations Aggregate:	\$ 10 million
Personal and Advertising Injury:	\$ 5 million
Each Occurrence:	\$ 5 million

**B. Automobile Liability Insurance** (providing scope of coverage equivalent to ISO policy form CA 00 01) with limits of not less than \$1 million for bodily injury and property damage, in combined or equivalent split limits, for each single accident. Insurance shall cover liability arising out of Lessee's use of autos related to this Lease, including owned, leased, hired, and/or non-owned autos, as each may be applicable.

**C. Workers Compensation and Employers' Liability** insurance or qualified self-insurance satisfying statutory requirements, which includes Employers' Liability coverage with limits of not less than \$1 million per accident. If applicable to Lessee's operations, coverage also shall be arranged to satisfy the requirements of any federal workers or workmen's compensation law or any federal occupational disease law.

**D. Commercial Property Insurance.** Such coverage shall:

- Provide coverage for Lessee's property, and any improvements and betterments; this coverage shall be at least as broad as that provided by the Causes-of-Loss Special Form (ISO form CP 10 30), including earthquake (if Lessee deems it reasonable), Ordinance or Law Coverage, flood, and Business Interruption equal to two (2) years annual rent;
- Be written for the full replacement cost of the property, with a deductible no greater than \$250,000 or 5% of the property value whichever is less, except for earthquake, where the deductible shall be equal to 5% of replacement cost including business interruption.

The coverage limit for earthquake may be determined by a probable maximum loss study, and the limit may apply jointly for the benefit of other assets owned by Lessee or its parents or affiliates. Insurance proceeds shall be payable to the Lessee and County as their interests may appear and be utilized for repair and restoration of the Premises. Failure to use such insurance proceeds to timely repair, restore, and rebuild the Premises shall constitute a material breach of the Lease.

- E. **Liquor Liability** insurance (written on ISO policy form CG 00 33 or 34 or their equivalent) shall be provided and maintained by the Lessee if and when the manufacturing, distribution or service of alcoholic beverages occurs on the Premises, with limits of not less than \$5 million per occurrence and \$10 million aggregate. If written on a "claims made" form, the coverage shall also provide an extended two (2) year reporting period commencing upon the expiration or earlier termination of this Lease, or replacement coverage shall be maintained until such time.

- 8. **WORKMAN'S COMPENSATION INSURANCE.** Commencing as of the 2013 Rental Adjustment Date, Section 27 of Lease (Workman's Compensation Insurance) is deleted in its entirety and the following substituted therefor:

This section is intentionally left blank.

- 9. **FAILURE TO PROCURE INSURANCE.** Commencing as of the 2013 Rental Adjustment Date, Section 28 of Lease (Failure to Procure Insurance) is deleted in its entirety and the following substituted therefor:

This section is intentionally left blank.



IN WITNESS WHEREOF, as of the Effective Date, County has, by order of its Board of Supervisors, caused this Amendment No. 3 to Lease No. 26695 to be subscribed by the Chairman of said Board and attested by the Executive Officer thereof, and the Lessee or its duly authorized representative, has executed the same.

LESSEE:

HMH MARINA LLC,  
A Delaware Limited Liability

By: Jeffrey S. Clark

Name: Jeffrey S. Clark  
Title: Vice President

ATTEST:

COUNTY OF LOS ANGELES

LORI GLASGOW  
Executive Office-Clerk  
of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
Mark Ridley-Thomas, Chairman  
Board of Supervisors

APPROVED AS TO FORM:  
MARY C. WICKHAM  
County Counsel

By: [Signature]  
Senior Deputy



May 10, 2017

Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

TO: Small Craft Harbor Commission

FROM:  Gary Jones, Director

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

**BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

On March 28, 2017, the Board of Supervisors approved and authorized the Director of Internal Services, as the County's Purchasing Agent, to proceed with the acquisition of floating docks for installation at the Department of Beaches and Harbors' transient dock area at Burton W. Chace Park in Marina del Rey at an estimated cost of \$403,000; and found that the proposed action is exempt from the California Environmental Quality Act.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

On March 21, 2017, the Regional Planning Commission authorized the sale of beer and wine for on-site consumption (Type 41) at Sushi Nozawa, LLC, located in an existing tenant space at the Waterside Shopping Center, located at 4720 Admiralty Way, in the Visitor-Serving/Convenience Commercial land use category. This project is categorically exempt, Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

**CALIFORNIA COASTAL COMMISSION CALENDAR**

On March 9, 2017, the Coastal Commission approved a request to extend the Waterside Coastal Development Permit for the Boat Central project (Parcels 52/GG) for one additional year.

**REDEVELOPMENT PROJECT STATUS REPORT**

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

**DESIGN CONTROL BOARD MINUTES**

The February, March, and April 2017 DCB meetings were cancelled due to lack of new business and lack of a quorum. On April 26, 2017, the DCB held a Special Meeting where they approved the final design for a new Marriott Hotel on Parcel 9 and a new sign for the Beachside Restaurant on Parcel 27. The January 2017 and April 2017 meeting minutes are pending approval.

**MARINA DEL REY SLIP REPORT**

In February 2017, the overall vacancy rate across all anchorages in Marina del Rey stood at 4.8%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 4.1%. In March 2017, the overall vacancy rate across all anchorages in Marina del Rey stood at 5.2%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 4.6%. The vacancy data by anchorage and slip length are attached.

**CALIFORNIA COASTAL COMMISSION SLIP REPORT**

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

**FISHERMAN'S VILLAGE PROGRESS REPORT**

Staff has asked the Lessee for an update on the status of the project pursuant to your Commission's request at the December 14, 2016 meeting and is awaiting Lessee's response.

**ILLEGAL BOAT CHARTER ENFORCEMENT**

An update will be provided in conjunction with Harbor Master's presentation at May 10, 2017 meeting.

GJ:BW:SP

ym

Attachments (6)

**Marina del Rey Redevelopment Projects Report  
As of May 10, 2017**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>9</b> -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	<p>* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</p> <p>*New promenade improvements, restaurants and amenities.</p> <p>* Wetland public park project (1.46 acres).</p>	<p><b>Massing</b> -- Revised project will be resubmitted at a later date.</p> <p><b>Parking</b> -- plan will be resubmitted at a later date.</p>	<p><b>Proprietary</b> -- Option was approved by BOS on 10/6/15.</p> <p><b>Regulatory</b> -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP. On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project.</p>
<b>10/14 (FF)</b> -- Neptune Marina/ Legacy Partners	Tim O'Brien	<p>* Demolish existing facilities and build 526 apartments.</p> <p>* 161-slip marina + 7 end-ties.</p> <p>* 28 foot-wide waterfront promenade.</p>	<p><b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p><b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)</p> <p>* Replacement of public parking both on and off site.</p>	<p><b>Proprietary</b> -- December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16. Construction commenced on December 14, 2016, and anticipated completion date is October 30, 2019.</p> <p><b>Regulatory</b> -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project.</p>



**Marina del Rey Redevelopment Projects Report  
As of May 10, 2017**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>43</b> -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	<b>Massing</b> -- <b>Parking</b> --163 spaces for boaters	<b>Proprietary</b> -- BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds Lessee exercised its option to expand the lease term. Lease was executed on 12/22/15, and project is under construction.  <b>Regulatory</b> -- Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016. <b>Regulatory Matter:</b> Parking Permit for reduced Parking.
<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings  * 82,652 s.f. visitor serving commercial space  * 141 slips + 5 end ties and 57 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed.  <b>Parking</b> -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).	<b>Proprietary</b> -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016.  <b>Regulatory</b> -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.  <b>Regulatory Matter:</b> Shared Parking Agreement. No Variance proposed

**Marina del Rey Redevelopment Projects Report  
As of May 10, 2017**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>52</b> -- Boat Central/Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility* 30-vessel mast up storage space* 5,300 s.f. County Boatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water.  <b>Parking</b> with view corridor parking. All parking required of the project to be located on site.	<b>Proprietary</b> -- An extension to the Option was approved at the 11/12/13 BOS meeting. September 21, 2016, the SCHC voted 2 to 1 in favor of endorsing the recommendations to approve the Option and the new Lease for Parcel 52. Since three votes were needed to endorse the recommendation, there was no endorsement by the SCHC. On October 25, 2016, Supervisor Knabe referred the project back to DBH.  <b>Regulatory</b> -- The waterside portion of the project was approved by the Coastal Commission on January 9, 2015. On August 23, 2016, the USACOE approved the 404 permit.
<b>53</b> -- The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom  * New 3,916 s.f. carport with 14 garage spaces and boater storage.  * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	<b>Massing</b> -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall.  <b>Parking</b> -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	<b>Proprietary</b> -- On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold. On January 13, 2016, SCHC endorsed DBH's recommendation to extend the lease for 39 years. The grant of option was approved by the BOS at its March 15, 2016 meeting. Option was exercised and lease executed on 4/29/16. Project is under construction and anticipated completion date is November 2017.  <b>Regulatory</b> -- The DCB approved the final design of the project on December 16, 2015. Construction has begun, and the scheduled completion date for landside and docks is December 2017  <b>Regulatory Matter:</b> Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead.

**Marina del Rey Redevelopment Projects Report  
As of May 10, 2017**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>55/56/W</b> -- Fisherman's Village/Gold Coast	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> <li>* 132-room hotel</li> <li>* 65,700 square foot restaurant/retail space</li> <li>* 30-slip new marina</li> <li>* 28 foot-wide waterfront promenade</li> </ul>	<p><b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor.</p> <p><b>Parking</b> -- On-site Parking includes all project required Parking, Parking for Parcel 61 lessee (Whiskey Reds).</p>	<p><b>Proprietary</b> The lessee provided the SCHC with project updates at the March and May 2015 meetings.</p> <p><b>Regulatory</b> -- A plan was last submitted to the Department of Regional Planning in July of 2008. No recent activity has occurred.</p> <p><b>Regulatory Matter:</b> Shared Parking Agreement. Variance for reduced setbacks (side and waterfront).</p>
<b>113</b> -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> <li>* Complete leasehold refurbishment of 981 apartments</li> <li>* Retail space increase from 2,070 s.f. to 9,000 s.f.</li> <li>* New 92-slip anchorage will be constructed</li> <li>* New 28 foot-wide pedestrian promenade and public amenities</li> </ul>		<p><b>Proprietary</b> -- Item opened on 9/23/2013</p> <p><b>Regulatory</b> -- A new EIR scoping meeting was held on 09/16/14 in Chace Park.</p>
<b>13</b> -- Villa del Mar	David Canzoneri	<ul style="list-style-type: none"> <li>* Complete leasehold refurbishment of 198 apartments</li> <li>* Existing 209-slip anchorage will be renovated commencing no later than 2029</li> <li>* Improved pedestrian promenade and public amenities will be renovated.</li> </ul>	<p><b>Massing</b> -- Four existing buildings up to 3 stories high.</p> <p><b>Parking</b> -- Existing open air Parking and Parking structure will be renovated. Total Parking provided on site is 572 spaces.</p>	<p><b>Proprietary</b> -- Construction commenced on December 8, 2014. Completion of construction is currently anticipated in May 2017.</p> <p><b>Regulatory</b> -- On 6/18/14, the DCB approved the final design of the renovation project.</p>

**Marina del Rey Redevelopment Projects Report  
As of May 10, 2017**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>15</b> -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> <li>* Demolish existing facilities and build 585 apartments</li> <li>* New 8,000 s.f. commercial space</li> <li>* New 241 boat slip marina</li> <li>* New 1,271-Parking space garage</li> </ul>	<p><b>Massing</b> -- Six buildings up to 5 stories and 70' high</p> <p><b>Parking</b> -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p><b>Proprietary</b> -- The lease was executed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018.</p> <p><b>Regulatory</b> -- June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway.</p>
<b>28</b> -- Mariners Bay	Tim O'Brien	<ul style="list-style-type: none"> <li>* Complete leasehold refurbishment of 379 apartments</li> <li>* New bicycle depot for public use</li> <li>* Improvements to existing promenade and dock gates and public amenities</li> <li>* Replacement of existing docks within 6 months of completed of landside renovation</li> </ul>	<p><b>Massing</b> -- Seven buildings up to 3 stories high</p> <p><b>Parking</b> -- Existing subterranean Parking structure contains 947 Parking spaces.</p>	<p><b>Proprietary</b> -- The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Project is under construction and anticipated completion date is January 2018.</p> <p><b>Regulatory</b> -- On July 15, 2015, the DCB approved the final design of the project. Construction commenced in December 2015.</p>



Marina del Rey Slip Vacancy Report

Feb-17	17-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
P1																				5	0.0%		5	0.0%		
P7	2	8	25.0%	1	80	1.3%	1	44	2.3%	3	42	7.1%		12	0.0%		7	0.0%		21	0.0%	7	214	3.3%		
P8		15	0.0%		48	0.0%	1	82	1.2%	2	38	5.3%		16	0.0%		7	0.0%		1	0.0%	3	207	1.4%		
P10																									180	
P12							4	30	13.3%		53	0.0%	2	58	3.4%		44	0.0%	2	31	6.5%	8	216	3.7%		
P13					3	0.0%		33	0.0%	1	70	1.4%		36	0.0%		36	0.0%		8	0.0%	1	186	0.5%		
P15																									236	
P18	2	198	1.0%	1	68	1.5%		41	0.0%		39	0.0%	1	26	3.8%		18	0.0%		34	0.0%	4	424	0.9%		
P20		42	0.0%		59	0.0%		21	0.0%		9	0.0%		8	0.0%								139	0.0%		
P21	26	121	21.5%	3	51	5.9%					10	0.0%										29	182	15.9%		
P28				27	182	14.8%	5	100	5.0%	16	82	19.5%				3	9	33.3%		2	0.0%	51	375	13.6%		
P30		8	0.0%	4	70	5.7%	5	51	9.8%		33	0.0%		26	0.0%		52	0.0%	1	55	1.8%	10	295	3.4%		
P41	1	90	1.1%		24	0.0%	2	34	5.9%													3	148	2.0%		
P43	5	44	11.4%		74	0.0%		71	0.0%		41	0.0%				4	16	25.0%		1	0.0%	9	247	3.6%	91	
P44																									232	
A47	11	96	11.5%		77	0.0%		28	0.0%	4	28	14.3%	2	9	22.2%		1	0.0%	1	3	33.3%	18	242	7.4%		
P53	2	34	5.9%	2	23	8.7%	10	37	27.0%	2	9	22.2%										16	103	15.5%		
P54					3	0.0%				1	24	4.2%		6	0.0%		7	0.0%		14	0.0%	1	54	1.9%		
P111		20	0.0%		27	0.0%		2	0.0%		15	0.0%					8	0.0%	3	39	7.7%	3	111	2.7%		
P112	5	100	5.0%					11	0.0%		24	0.0%								40	0.0%	5	175	2.9%		
P125I		24	0.0%	3	49	6.1%	1	93	1.1%	2	50	4.0%		27	0.0%	1	17	5.9%	1	18	5.6%	8	278	2.9%		
P132	1	29	3.4%		3	0.0%	1	68	1.5%	3	58	5.2%	1	45	2.2%	2	39	5.1%		20	0.0%	8	262	3.1%		
Total	55	829	6.6%	41	841	4.9%	30	746	4.0%	34	625	5.4%	6	269	2.2%	10	261	3.8%	8	292	2.7%	184	3863	4.8%	739	4602

**Summation**

Vacancy in 17'-25'	6.6%
Vacancy in 26'-30'	4.9%
Vacancy in 31'-35'	4.0%
Vacancy in 36'-40'	5.4%
Vacancy in 41'-45'	2.2%
Vacancy in 46' to 50'	3.8%
Vacancy in 51' and over	2.7%

**Overall Vacancy** 4.8%

**Vacancy w/o DOUBLES, OUT OF SERVICE slips** 4.1%

**Note:**

Parcel 10 dock reconstruction commencement August 2016. Estimated completion date: August 2018  
Parcel 15 dock reconstruction commencement September 2014. Estimated completion date: July 2018  
Parcel 43 dock reconstruction commencement September 2016. Estimated completion date of final stage: January 2020  
Parcel 44 dock reconstruction commencement May 2017. Estimated completion date: November 2018  
Parcel 53 dock reconstrucion commencement February 2017. Estimated completion date: November 2017

Marina del Rey Slip Vacancy Report

Mar-17	17-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
P1																				5	0.0%		5	0.0%		
P7	2	8	25.0%	1	80	1.3%	1	44	2.3%	3	42	7.1%		12	0.0%		7	0.0%		21	0.0%	7	214	3.3%		
P8	1	15	6.7%		48	0.0%	1	82	1.2%	5	38	13.2%		16	0.0%		7	0.0%		1	0.0%	7	207	3.4%		
P10																									180	
P12							3	30	10.0%		53	0.0%	2	58	3.4%		44	0.0%	2	31	6.5%	7	216	3.2%		
P13					3	0.0%		33	0.0%	1	70	1.4%	1	36	2.8%	2	36	5.6%		8	0.0%	4	186	2.2%		
P15																									236	
P18	4	198	2.0%	1	68	1.5%		41	0.0%		39	0.0%		26	0.0%	1	18	5.6%		34	0.0%	6	424	1.4%		
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P21	27	121	22.3%	1	51	2.0%					10	0.0%										28	182	15.4%		
P28				27	182	14.8%	5	100	5.0%	16	82	19.5%				3	9	33.3%		2	0.0%	51	375	13.6%		
P30		8	0.0%	4	70	5.7%	2	51	3.9%		33	0.0%		26	0.0%		52	0.0%	1	55	1.8%	7	295	2.4%		
P41		90	0.0%	1	24	4.2%	2	34	5.9%													3	148	2.0%		
P43	18	51	35.3%	10	90	11.1%	1	68	1.5%	9	43	20.9%				3	15	20.0%		1	0.0%	41	268	15.3%	70	
P44																									232	
A47	5	96	5.2%		77	0.0%		28	0.0%	3	28	10.7%	1	9	11.1%		1	0.0%	2	3	66.7%	11	242	4.5%		
P53	2	34	5.9%	1	22	4.5%		12	0.0%													3	68	4.4%	35	
P54					3	0.0%				1	24	4.2%		6	0.0%		7	0.0%		14	0.0%	1	54	1.9%		
P111		20	0.0%		27	0.0%		2	0.0%		15	0.0%					8	0.0%	3	39	7.7%	3	111	2.7%		
P112	9	100	9.0%					11	0.0%		24	0.0%							1	40	2.5%	10	175	5.7%		
P125I		24	0.0%	2	49	4.1%		93	0.0%	1	50	2.0%		27	0.0%		17	0.0%	2	18	11.1%	5	278	1.8%		
P132		29	0.0%		3	0.0%		68	0.0%	2	58	3.4%	2	45	4.4%	2	39	5.1%		20	0.0%	6	262	2.3%		
Total	68	836	8.1%	48	856	5.6%	15	718	2.1%	41	618	6.6%	6	269	2.2%	11	260	4.2%	11	292	3.8%	200	3849	5.2%	753	4602

**Summation**

Vacancy in 17'-25'	8.1%
Vacancy in 26'-30'	5.6%
Vacancy in 31'-35'	2.1%
Vacancy in 36'-40'	6.6%
Vacancy in 41'-45'	2.2%
Vacancy in 46' to 50'	4.2%
Vacancy in 51' and over	3.8%

**Overall Vacancy** 5.2%  
**Vacancy w/o DOUBLES, OUT OF SERVICE slips** 4.6%

**Note:**

Parcel 10 dock reconstruction commencement August 2016. Estimated completion date: August 2018  
Parcel 15 dock reconstruction commencement September 2014. Estimated completion date: July 2018  
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Parcel 44 dock reconstruction commencement May 2017. Estimated completion date: November 2018  
Parcel 53 dock reconstrucion commencement February 2017. Estimated completion date: November 2017

Feb-17

	Under Construction	Net Available	TOTAL MdR	% of TOTAL	CDP MIN THRESHOLD
25' & Less					
Number of Slips	300	829	3863	21%	16%

26'-30'					
Number of Slips	232	841	3863	22%	19%

30'-35'					
Number of Slips	270	1421	3863	37%	18%

Mar-17

	Under Construction	Net Available	TOTAL MdR	% of TOTAL	CDP MIN THRESHOLD
25' & Less					
Number of Slips	293	836	3849	22%	16%

26'-30'					
Number of Slips	219	856	3849	22%	19%

30'-35'					
Number of Slips	283	1408	3849	37%	18%