

Caring for Your Coast . .

Gary Jones

SMALL CRAFT HARBOR COMMISSION

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

Brock Ladewig Deputy Director

Audio

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

2. APPROVAL OF MINUTES

Small Craft Harbor Commission Meeting of May 10, 2017 and June 14, 2017.

July 12, 2017 10:00 A.M.

BURTON W. CHACE PARK COMMUNITY ROOM

13650 MINDANAO WAY

MARINA DEL REY, CA 90292

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)
6. 🌒	<u>OLD </u>	BUSINESS	
	a.	Parcel 43 New Dock Extension into Channel Update	(PRESENTATION)
7. 🌒	<u>NEW</u>	BUSINESS	
	a.	Consent to Assignment of Leasehold Interests for Parcels 133 (Commodore Club) and 134 (Warehouse), and option for assignment of lease for Parcel 131 (Café del Rey)	(ENDORSEMENT)



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8. (III) STAFF REPORTS

Ongoing Activities

- 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
- List of Legal Boat Charters

9. ADJOURNMENT

PLEASE NOTE

- 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 4701 Admiralty Way Marina del Rey, CA 90292
Burton Chace Park Community Room	Llovd Taber-Marina del Rev

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

Center

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 <u>http://marinadelrey.lacounty.gov</u>

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

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

(DISCUSS REPORTS)

SMALL CRAFT HARBOR COMMISSION MINUTES May 10, 2017

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

Department of Beaches and Harbors (DBH): 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 Brett Carlson, Deputy Sheriff Richard Nichols

Item 1- Call to Order and Pledge of Allegiance

Chair Rifkin called the meeting to order at 10:10 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Michael Bozarth, United States Coast Guard Auxiliary

Item 2- Approval of Minutes

Motion to approve February 8, 2017, Meeting Minutes by Vice Chair Lumian, seconded by Commissioner Delgado, unanimously approved.

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

Item 3 – Communication from the Public

Captain Alex Bailan requested to change the Ongoing Activities Report so that the items are listed by priority.

Eliot Zimmerman invited the Commissioners for a water tour to observe the traffic in the harbor. He also expressed concern with the limited space on the water ways.

Item 4 – Communication with the Commissioners

Chair Rifkin disclosed his attendance at a Blue Water Sailing School (Blue Water Sailing) tour, guided by Mr. Zimmerman, who pointed out the traffic congestion within the marina.

Item 5a – Marina Sheriff

Sergeant Carlson & Deputy Sheriff Nichols presented the crime statistics and liveaboard report.

Vice Chair Lumian inquired about the number of liveaboards permitted in the marina, and if boat Airbnb operations require a liveaboard permit.

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Deputy Nichols replied that there is no limit to liveaboard permits and stated that the boat owner would need to arrange Airbnb operations with their anchorage or dockmaster. He further explained that the Airbnb issue is a civil matter and the Sheriff handles enforcement issues.

Sergeant Carlson added that they also went on a tour with Blue Water Sailing, and mentioned that they were able to gain a different perspective for law enforcement.

Item 5b – MdR and Beach Special Events

Carol Baker reported the temporary relocation of the farmers market to parking lot 5, the new beachshuttle hours, and announced the pop-up art event, "ARTsea," at Marina Beach.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 has a 4% vacancy which consists of small-size slips (22ft-24ft); Parcel 77 power boat storage is completely full; and mast-up storage has sixty spaces open, due to the recent boat auction.

Chair Rifkin asked if they have a sense of Uber's operation in the Marina.

Carol Baker replied that they only notice Uber usage when they have events.

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

Janet Zaldua reported that CB Ellis Hotel Consulting will perform an Economic Impact report on tourism in Marina del Rey. She added that from 2012 through 2016 there's been a 73% growth. She also reported the hotel occupancy rate for 2016 was 83.8%, which is a 4.9% increase from 2015. She announced the success of the Free Ride program, which averages 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 to help improve the visitor's experience.

Item 6a – Venice Dual Force Main Project Update

Tonya Durrell, the City of Los Angeles (City) Public Works Public Information Director, introduced herself and mentioned that she is the community outreach point of contact for the Venice Dual Force Main Project.

Richard Sutherland, with the construction management team for the Bureau of Engineering on the Waste Water Conveyance Construction Division, provided the presentation.

Chair Rifkin asked for the Los Angeles County liaison.

Richard Sutherland stated that they have been working with Josie Gutierrez, and with John Kelly from the Department of Beaches and Harbors (DBH).

Commissioner Delgado asked if the project is solely a City project with DBH only assisting with access.

Richard Sutherland replied affirmatively.

Vice Chair Lumian expressed concern for the residences and businesses along Via Marina. He requested that they facilitate traffic-control to reduce impact for those affected.

Tonya Durrell replied that they are mindful to those concerns and are committed to working in partnership.

Chair Rifkin inquired about the Via Marina Task Force, and how often they meet.

Richard Sutherland replied that they conduct a quarterly meeting with all projects along Via Marina, including AMLI, Marriott Hotel, Wetland County Project and some utility companies.

Chair Rifkin requested renaming the web-address to avoid confusion.

Tonya Durrell replied that they would look into it.

Item 6b – Harbor Master Report on Marina del Rey's Marine Operations

Sergeant Brett Carlson and Deputy Richard Nichol provided the report.

Michael Bozarth, United States Coast Guard Auxiliary, provided a presentation on paddle-craft safety.

Lieutenant Lisa Fanning, Investigating Officer at Sector Los Angeles - Long Beach, and Lieutenant Commander Nathan Menefee, Senior Investigating Officer at Coast Guard Sector Los Angeles - Long Beach, introduced themselves.

Mark Lavine, expressed concern about the issues surrounding the Stand-up Paddle Boards (SUP).

Commissioner Delgado stated that the presentation was great and requested that it be available via DBH website.

Steve Penn replied that it would be provided on the website for public access.

Vice Chair Lumian disclosed his membership with the Canoe Association and mentioned that he's also an SUP and Kayak instructor. He inquired if paddle board deaths occurring on inland waters has been greater than the deaths in coastal areas.

Michael Bozarth replied that based on the data he presented, Mr. Lumian is correct.

Vice Chair Lumian also inquired about the Navigational Rules regarding paddle boarding.

Michael Bozarth replied that there are no SUP rules, because they were designed in the late 70s and have not been updated to handle SUPs.

Vice Chair Lumian inquired about vessel safety checks for SUPs.

Michael Bozarth replied that they perform safety checks for kayaks, canoes, SUPs, and rafts. He added that individuals can request a safety check via the Auxiliary US Coast Guard Website, free of charge.

Vice Chair Lumian asked the Harbor Master about certain cases where they allowed SUPs.

Deputy Nichols stated that it's agreements are between UCLA, LMU, and several SUP rental businesses in the marina; however, navigational rules and education needs to be provided.

Vice chair Lumain inquired about the number of rental companies.

Deputy Nichols redirected the question to DBH staff.

Vice Chair Lumian stated he wants to know how many rental companies are in Marina del Rey and the requirements to become a SUP and kayak rental business.

Steve Penn stated that the permitting process is handled by DBH through the lease agreements currently in place, provided that the particular area allows for such activity, such as Fisherman's Village. He further explained that vendors go to Fisherman's Village to inquire about space availability to conduct their business, and if there is availability, they enter into a sublease agreement. Once the sublease is tentatively reached, they send it to DBH for approval, and the agreements are strictly reviewed from the contractual perspective. Vendors are expected to comply with all Federal and State rules and regulations.

Vice Chair Lumian suggested a fieldtrip to Alamedas Bay, where they can observe a group that provides training to individuals before they go out on kayaks & paddle boards.

Chair Rifkin commented that it's important to make SUPs safe and suggested researching the idea of restricting the areas for SUPs.

Captain Alex Bailan spoke about the growing concerns with crossing SUPs in front of large moving vessels, and how to prevent collisions. He also mentioned the importance of knowing the navigational rules.

Patricia Younis expressed concern about the illegal rental businesses and mentioned that she googled "paddle boarding rentals" in Marina del Rey and was surprised to find thirty-five companies within the marina. She further explained that she has seen them firsthand operating out of their trucks at the launch ramp and at Mother's beach. She mentioned the importance of safety and of "taxing" those individuals running illegal businesses.

Deputy Nichols spoke about the two County ordinances that the Sheriff's department enforces regarding illegal charters. He further explained that Dock 52 and Dock 55 are currently the designated areas for legal charter operations.

Lt. Lisa Fanning stated that she investigates any reportable marine casualty and illegal charter operations. She explained that they're concerned with the safety of crew members, passengers and the environment. She spoke about the importance of their presence and explained their safety boarding process. She further explained that they have issued nine "Captain of the Port Orders" for uninspected vessel operators to cease operation, seven of which were issued in Marina del Rey.

Lt. Commander Nathan Menefee stated that the primary concern for the US Coast Guard is safety. He further explained the US Coast Guard's requirements for legally operating 6-pack charter boats. He also stated that there are more extensive regulations for a charter of more than 6 passengers. He added that they are doing their best to combat this issue, and are actively looking on social media, internet listings to target them and shut them down.

Sergeant Carlson added that the community should report illegal charters to the dock master.

Steve Penn thanked the Sheriff and US Coast Guard for their presentations.

Item 6c – Parcel 141 Lease Amendment (Decennial Rent Adjustment)

Michael Rodriguez presented the staff report.

Chair Rifkin asked if the change from 5 years to 10 years is consistent with the other Board-approved leases.

Michael Rodriguez answered affirmatively.

Motion to approve by Vice Chair Lumian, seconded by Commissioner Delgado, unanimously approved.

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

Steve Penn asked Michael Rodriguez to provide the commissioners with the illegal charter update report.

Michael Rodriguez explained the enforcement process between DBH and the other agencies such as dock masters, US Coast Guard, and the Los Angeles County Treasurer and Tax Collector.

Eliot Zimmerman spoke about the importance of the community's participation in reporting illegal charters, SUPs at Marina Beach, and illegal SUP operations.

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Item 8 – Staff Reports

Steve Penn provided the staff reports.

Commissioner Delgado inquired about the merging of the Design Control Board and the Small Craft Harbor Commission.

Steve Penn replied that there has not been a final report issued, nor a strong indication that there will be a merger.

Vice Chair Lumian suggested having a harbor safety meeting with the different entities in the harbor, before the summer season. He requested a presentation on "How to become a legal charter", and a report on Parcel 43 new dock encroachment.

Steve Penn replied that staff will provide the updates at the next meeting.

Captain Alex Bailan spoke about Fisherman's Village and asked if there's a way to pressure the lessee to move forward.

Adjournment

Vice Chair Rifkin adjourned the meeting at 12:26 p.m.

SMALL CRAFT HARBOR COMMISSION MINUTES June 14, 2017

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

Department of Beaches and Harbors (DBH): Brock Ladewig, Deputy Director; Steve Penn, Asset Management Division Chief; Michael G. Rodriguez, Chief Property Manager; Amir Tadros, Real Property Agent II; Michael Tripp, Planning Division Chief; Marie Waite, Planner; Brenda Pondon, TMDL Manager

County: Byron Shibata, County Counsel

Item 1- Call to Order and Pledge of Allegiance

Chair Rifkin called the meeting to order at 10:04 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Michael G Rodriguez, Chief Property Manager

Item 2- Approval of Minutes

Motion to approve April 13, 2017, Special Night Meeting Minutes by Commissioner Delgado, seconded by Commissioner Alfieri, unanimously approved.

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

Item 3 – Communication from the Public

Peter Beale suggested adding an exclusive lane for paddle boarders and spoke about the pricing of the boat slips.

Captain Alex Bailan expressed concern about the dock masters allowing illegal boat chartering and alleged that the charter operator Charters 2000 is operating illegally. He added that enforcement needs to be consistent and alleged that Airbnb is also conducting illegal chartering.

Gustavo Santi from Charters 2000 stated that his company is completely legal and currently using dock 55.

Item 4 – Communication with the Commissioners

Commissioner Alfieri announced his new position as Chief Executive Officer of the Sheriff's Youth Foundation.

Chair Rifkin disclosed his attendance at the Convention and Visitors Bureau's meeting and mentioned that they also discussed the Airbnb issue.

Item 5a – Marina Sheriff

Chair Rifkin noted that there were no sheriffs in attendance to discuss the reports.

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Commissioner Delgado suggested receiving and filing the Marina Sheriff's reports.

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

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

Item 5b – MdR and Beach Special Events

Carol Baker reported on success of the pop-up art event, "ARTsea," at Marina Beach. She handed out the Department of Beaches and Harbors' summer events brochure and announced that they are currently working on the Fourth of July traffic control.

Item 5c – Marina Boating Section Report

Carol Baker reported that the Boat House is progressing nicely and should be ready soon for staff and public use. She also announced the Anchorage 47 boat slip rates will increase in August. She further explained that the annual rate adjustment was approved by the Board of Supervisors (BOS) and the increase will be capped at 5% for the 17ft through 24ft slips and 7.5% for the 27ft through 34ft slips. She noted that all other slips will be priced at market rates. She stated that the last increase was in 2015, and that the prices are calculated by the weighted averages of posted rates of comparable slips in the Marina. She announced that the notices will be mailed out to the permitees. She also reported that the dry storage at pier 77 is full and has a waitlist, and that the anchorage has twelve vacant slips in the 17ft through 25ft range. She added that the dinghy agreements will expire on June 30th and have a waitlist with 92 names on it.

Ms. Delgado stated that the rates seem unaffordable and inquired if the rates were market rates.

Carol Baker replied affirmatively and stated that the formula was approved by the BOS and were a weighted average of posted rates.

Mr. Alfieri stated that the constituent quoted a rate that was double the current rate.

Carol Baker replied that the constituent is not a Los Angeles County tenant.

Chair Rifkin inquired about the commissioners' opportunity to review the process of slip fee adjustments.

Steve Penn asked Chair Rifkin if he was referring to the Anchorage 47 slip fees adjustment or was he referring to the slip fee adjustments throughout the private leaseholds in the Marina.

Chair Rifkin replied that he was referring to both.

Steve Penn explained that the BOS approved a formula to calculate slip fee adjustments for Anchorage 47. But the adjustment at the private leaseholds do not require the County's approval. However, there is a price control clause in their lease agreements that prevents price gouging.

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Item 6a – The Process to Legalize Illegal Boat Charters

Steve Penn stated that this item is in response to the questions raised during the April Special Night Meeting regarding legalizing illegal boat charters.

Michael G. Rodriguez presented the staff report.

Ron Orr spoke about the price increase for slip fees and the unavailability of slips due to simultaneous construction.

Brian Mitchell spoke about the boat workers, the unfair competition with illegal charter vendors, and requested assistance with the illegal charter issues.

Peter Beale requested that the process to become a legal charter be publicized, and suggested that the County reexamine the management of the Marina to make bare-boat chartering realistic.

Bob Atkins spoke about the pier-to-pier boat chartering, and stated that Pier 55 does not work for bareboat chartering.

Ms. Delgado explained that there seems to be a difference of opinion on how people see the facts. However, there seems to be the mechanisms to achieving operations. She further explained that one being the traditional sublease and the other is the process arranged to try and assist with the illegal, daily charters. She stated that she believes this is the best approach. However, to avoid conflict, she suggested posting the list on the website and keeping it updated, but does not know if much more can be done.

Chair Rifkin requested that the list be added under Item 8, Ongoing Activities report.

Mr. Alfieri requested that a letter be sent to the Sheriff and the Treasurer Tax Collector, and maybe the BOS stating the seriousness of the illegal charter issue, and soliciting their support. He also stated that the County needs to be consistent in this matter.

Chair Rifkin requested that staff draft a letter for consideration and provide it at the next meeting.

Steve Penn replied affirmatively.

Item 6b – Parcel 43 New Dock Extension into Channel Update

Michael Tripp provided the report.

Bob Atkins, expressed concern about the issues surrounding the slip fee increases and the shortage of slips due to redevelopment.

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Brian Cassier stated that the new dock extension into the channel will drastically affect teaching, yacht club student programs, and chartering companies, and the issue needs to be addressed.

Chair Rifkin requested a diagram showing how the new dock expansion compares to others. Michael Tripp replied that they will provide the diagram.

Item 7a – Proposed Hull Cleaning Ordinance Update in Response to to the Marina del Rey Toxics and Bacteria TMDLs

Maral Tashjian presented the staff report.

Simon Landt stated that he has been working on TMDL since 2013, and stated that he has changed the types of paints he has been using in the marina to low copper or zero copper paint to try and help. He expressed concern about individuals who are diving alone, and the enforcement of the hull cleaning ordinance. He also suggested diving identification cards.

Bob Atkins spoke about the lack of alternative paints.

Ms. Delgado inquired about the certification process.

Maral Tashjian replied that the hull cleaners must attend a workshop, where they are trained in the Best Management Practices (BMPs) for hull cleaning.

Ms. Delgado inquired if it would be a one day workshop or a few hours, and stated that she just wants to make sure it is easily accessible to everyone.

Maral Tashjian stated that DBH staff will assist with hosting the first training workshop.

Ms. Delgado asked about the outreach for the creation of the implementation measures.

Maral Tashjian replied that the BMPs are going to be taught by an independent vendor and the California Coastal Commission has given guidance on BMPs. She further explained that enforcement will be carried out through the Harbor Master, and she suggested having the information included on the identification card. She added that they will be requiring every marina manager to track all the vessel service repair and maintenance persons entering their marinas and working on the boats. She also stated that the marina managers will have to provide records to DBH monthly.

Chair Rifkin announced that staff is not ready for an action on this item, which will return before the SCHC later. However, he asked what the legal frame work was because he recalled that a year ago there were

extensive hearings about the promulgated standards coming from the State of California (State), that the SCHC opposed. He also inquired if the proposed standards were a result of an agreement with the State.

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Maral Tashjian replied that she was not aware of that. She stated that staff is going to send the ordinances to the California State Department of Boating and Waterways for their review. She further explained that once the State's review is complete, staff will present it to the SCHC for endorsement and then to the BOS for approval.

Chair Rifkin asked about the TMDL hearings.

Michael Tripp replied that the Regional Water Quality Control Board did make changes to the TMDLs, which were approved by the State Water Board and the Environmental Protection Agency (EPA), they instructed DBH to reduce the amount of copper coming off the boat hulls by 85%. The ordinance is only one effort to reduce the amount of copper in the water.

Item 7b – Boat Lift Program Update in Response to the Marina del Rey Toxics and Bacteria TMDLs Marie Waite provided the staff report.

Bob Atkins stated boat lifts are good ideas but they do require a lot of maintenance.

Mr. Alfieri asked about the cost of the boat lift.

Marie Waite replied that it depends on the type of boat lift and the size of the boat that the prices could be largely different.

Brenda Ponton added that a 25ft boat lift cost in the range of approximately \$3,500-\$10,000.

Chair Rifkin inquired about the cost after the grant fund runs out and how it might contribute to slip fees.

Brenda Ponton stated that when the program moves on to private anchorages, lessees may or may not pass boat lift costs on to boaters through increased slip fees. According to a boat-owner cost analysis, any increases in slip rents could likely be offset by reduced maintenance costs, as boat lifts reduce the frequency of hull cleaning and repainting. At the end of the boat lift program term, boat owners may potentially be able to purchase the boat lifts at a reduced cost from the lessee.

Chair Rifkin asked about the cut off time for the usage of the boat lift.

Brenda Ponton replied that under the grant, the boat lifts must be used for three years. She explained that after that point keeping the boat lifts in use will continue to contribute to copper reduction.

Item 8 – Staff Reports

Steve Penn provided the staff report.

Mr. Alfieri asked about the Anchorage 47 Slip Fee increases.

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Steve Penn replied that staff will provide that information.

Mr. Alfieri asked if the BOS approved it.

Steve Penn replied affirmatively.

Mr. Alfieri requested to see the formula and then asked about Fisherman's Village status.

Chair Rifkin replied that there has been no updates on Fisherman's Village.

Steve Penn stated that the lessee must take initiative and further explained that the County has no enforcement mechanism to force the lessee to provide a new development as long as they carry out the terms of their current contract.

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 MAY 2017



	West	East	Lost	Marina	Upper	County	Lower	Windsor	View		
	Marina	Marina	R.D.	Water	Ladera	Area	Ladera	Hills	Park	Parks	TOTALS
	2760	2761	2762	2763	2764	2765	2766	2767	2768	2791	
Homicide											0
Rape									1		1
Robbery: Weapon											0
Robbery: Strong-Arm	1						1	1	1		4
Aggravated Assault	1	1							1		3
Burglary: Residence	1		1		2		3	2	5		14
Burglary: Other Structure	2	1			1		1		2		7
Grand Theft	3	3		2			2	1	2		13
Grand Theft Auto	3							1	2		6
Arson					1						1
Boat Theft											0
Vehicle Burglary	6	3					3		1		13
Boat Burglary				1							1
Petty Theft	6	2	2			4	5	1	1		21
REPORTING											
DISTRICTS	23	10	3	3	4	4	15	6	16	0	84
TOTALS											

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

Source- LARCIS, **Date Prepared June 05, 2017** CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - MAY 2017



CALIFORNIA

Community	Upper	Lower
Advisory	Ladera	Ladera
Committee	2764	2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		1
Aggravated Assault		
Burglary: Residence	2	3
Burglary: Other Structure	1	1
Grand Theft		2
Grand Theft Auto		
Arson	1	
Boat Theft		
Vehicle Burglary		3
Boat Burglary		
Petty Theft		5
Total	4	15

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

Source- LARCIS, Date Prepared June 05, 2017 CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- MAY 2017





	MARINA AREA	EAST END
	(RD'S 2760-	(RD'S 2764-
Part I Crimes	2763)	2768)
Homicide		
Rape		1
Robbery: Weapon		
Robbery: Strong-Arm	1	3
Aggravated Assault	2	1
Burglary: Residence	2	12
Burglary: Other Structure	3	4
Grand Theft	8	5
Grand Theft Auto	3	3
Arson		1
Boat Theft		
Vehicle Burglary	9	4
Boat Burglary	1	
Petty Theft	10	11
Total	39	45

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

Source- LARCIS, Date Prepared – June 05, 2017 CRIME INFORMATION REPORT - OPTION 5A



MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2017



Liveaboard Permits Issued				
	May	June		
New permits Issued:	2	8		
Renewal Issued:	17	23		
Total:	19	31		
Notices to Comply Issued:	18	11		

June
312
263
36
13

Total reported vessels in Marina del Rey	3817	
Percentage of vessels that are registered	liveaboards	8.17%
Number of currently impounded vessel:	7	



Caring for Your Coast



Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

July 12, 2017

TO: Small Craft Harbor Commission FROM: Gary Jones, Director

SUBJECT: 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 (424) 526-7900

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 (424) 526-7910.

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.

For more information: Call the Marina del Rey Visitor Center (424) 526-7900

MARINA DEL REY FARMERS' MARKET

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey Saturdays 9:00 a.m. – 2:00 p.m.

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

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

13755 Fiji Way ♦ Marina del Rey Sponsored by Pacific Ocean Management, LLC Saturdays & Sundays 2:00 p.m. – 5:00 p.m.

> <u>Saturday, July 15th</u> Bob DeSena *(Latin Jazz)*

<u>Sunday, July 16th</u> Susie Hansen Latin Jazz *(Salsa)*

Saturday, July 22nd Hound Dog Dave & The Meltones (Blues)

> Sunday, July 23rd 2Azz1 (Jazz/Funk)

> Saturday, July 29th Izmskzm (Reggae)

Sunday, July 30th Floyd & The Flyboys *(Soul/R&B/ Dance)*

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, 2017 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 (424) 526-7900

SUMMER YOUTH SAILING CAMP

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey Beginning Sailing: July 17 – 21; July 24 – 28; and Aug 7 – 11 Intermediate Sailing: 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 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 *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

Through 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 ScheduleLabor Day:11:00 a.m. - 9:00 p.m.

For more information: Visit marinawaterbus.com or call the Marina del Rey Information Center at (424) 526-7900

2017 FREE MARINA DEL REY SUMMER CONCERT SERIES

Symphonic Thursdays July 20

Marina del Rey Symphony Craig Safon's score for Chaplin's The Kid, plus Korngold's "Violin Concerto" by soloist Will Hagen

> 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 Indie Rock

August 26 Arturo Sandoval *Jazz*

For more information: Call the Marina del Rey Visitor Center at (424) 526-7900

FREE MARINA MOVIE NIGHTS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey 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 22	Singin' in the Rain
August 5	Willy Wonka & the Chocolate Factory
August 19	Swiss Family Robinson

For more information: Call the Marina del Rey Visitor Center at (424) 526-7900

41st 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:swp



Caring for Your Coast

Gary Jones

Kerry Silverstrom

John Kelly Deputy Director

Brock Ladewig Deputy Director

July 12, 2017

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: ITEM 6a - PARCEL 43 NEW DOCK EXTENSION INTO CHANNEL UPDATE

Item 6a on your agenda pertains to the continued discussion on Parcel 43's dock project, and it's extension into the Marina channel. Department staff will provide the presentation.

GJ:BL:SP:ym



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: ITEM 7A – CONSENT TO: ASSIGNMENT OF LEASE NO. 12450 THE WAREHOUSE RESTAURANT (PARCEL 133S AT 4499 ADMIRALTY WAY); ASSIGNMENT OF LEASE NO. 25740 – COMMODORE CLUB (PARCEL 134R AT 4519 ADMIRALTY WAY); OPTION TO ASSIGN AND FUTURE ASSIGNMENT OF LEASE NO. 17567 – CAFÉ DEL REY (PARCEL 131S AT 4451 ADMIRALTY WAY)

July 12, 2017

Item 7a on your agenda relates to the assignments of the Parcel 133S lease and the Parcel 134R lease, and an option to assign and future assignment of the Parcel 131S lease, in Marina del Rey, from the Commodore Club Inc., a California corporation and the current lessee for all three parcels, to CAH Acquisition Co., LLC, a California limited liability company, and its permitted successors and assigns under the respective leasehold purchase and sale agreements between those two parties.

The recommended action will ensure the County maximizes use of County assets, guides strategic investments, and supports economic development in ways that are fiscally responsible and align with the County's highest priority needs, all of which promote Strategic Plan Goal No. III.3.2 (Manage and Maximize County Assets).

The attached Board letter provides details relating to the assignments. Your Commission's endorsement of the recommendation that the Board consent to the assignments is requested.

GJ:BL:SP:dlg

Attachment



July ___, 2017

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

Dear Supervisors:

CONSENT TO: ASSIGNMENT OF LEASE NO. 12450 THE WAREHOUSE RESTAURANT (PARCEL 133S AT 4499 ADMIRALTY WAY); ASSIGNMENT OF LEASE NO. 25740 – COMMODORE CLUB (PARCEL 134R AT 4519 ADMIRALTY WAY); OPTION TO ASSIGN AND FUTURE ASSIGNMENT OF LEASE NO. 17567 – CAFÉ DEL REY (PARCEL 131S AT 4451 ADMIRALTY WAY) MARINA DEL REY (FOURTH DISTRICT) (4 VOTES)

SUBJECT

This Board letter requests your Board's consent to the proposed assignment of Lease Agreement No. 12450 for Parcel 133S and Lease Agreement No. 25740 for Parcel 134R, and an option to assign and future assignment of Lease Agreement No.17567 for Parcel 131S, in Marina del Rey from THE COMMODORE CLUB INC., a California corporation and the current lessee for all three parcels, to CAH ACQUISITION CO., LLC, a California limited liability company and its permitted successors and assigns under the respective leasehold purchase and sale agreements between those two parties.

IT IS RECOMMENDED THAT YOUR BOARD:

- Find that the proposed actions are exempt from the California Environmental Quality Act (CEQA) because such actions do not constitute a project pursuant to Sections 15378(b)(5) of the CEQA Guidelines.
- 2. Consent to the proposed assignment of the Parcel 133S Lease to CAH Acquisition Co., LLC.
- 3. Consent to the proposed assignment of the Parcel 134R Lease to CAH Acquisition Co., LLC.

- 4. Consent to proposed option to assign and future assignment of Parcel 131S to CAH Acquisition Co., LLC.
- 5. Authorize the Director of Beaches and Harbors to execute any consents, estoppels, and related documentation necessary to effectuate the assignment of the Parcel 133S Lease.
- 6. Authorize the Director of Beaches and Harbors to execute any consents, estoppels, and related documentation necessary to effectuate the assignment of the Parcel 134R Lease.
- 7. Authorize the Director of Beaches and Harbors to execute and deliver documentation to evidence the future assignment of the leasehold to the Assignee (if consummated), and other ancillary documentation (including, without limitation, an estoppel certificate and consent to lease assignment) as required to facilitate the assignment of Parcel 131S.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Commodore Club, Inc., a California corporation, is currently the lessee (Lessee) for three parcels in Marina del Rey: Parcel 134R, the Commodore Club; Parcel 133S, the Warehouse Restaurant; and Parcel 131S, the Café Del Rey. Lessee is requesting County's consent to assign its leasehold interests in Parcels 133S and 134R (Parcels) to CAH Acquisition Co., LLC, a California limited liability company, which will transfer ownership to an affiliated company, CAH Marina I, LLC, a California limited liability company) (collectively "Assignee"). Lessee is also requesting County's consent to an option to assign and a future assignment of the Parcel 131S leasehold to Assignee, for a fixed price (\$779,075) at a time subsequent to the transfer of Parcel 133R leasehold and prior to the expiration of the Parcel 133R lease, which is coterminous with the Parcel 131S lease. Pursuant to the terms of the lease agreements, the Lessee must obtain the County's consent to the proposed assignments of the Lease Agreements, but such consent may not be unreasonably withheld.

Pursuant to that certain Department of Beaches and Harbors *Policy Statement No. 23 – Assignments of Lease* dated January 16, 1974, the County's decision whether to approve the proposed assignments shall be based on the following: a) the financial condition of the proposed assignee; b) the price to be paid for the leasehold as it relates to improvements or potential development thereon; and c) the management of the leasehold by the proposed assignee being in the best interest of the whole Marina.

The Department of Beaches and Harbors has reviewed the proposed assignment and has found that: a) the Assignee is affiliated with a portfolio of companies holding over 2.5 million square feet of commercial space with a multi-billion dollar value, and that Rick Caruso, its principal owner, has a published net worth of \$3.8 billion; and b) the

proposed sale prices of \$779,075 for Parcel 131S, \$820,325 for Parcel 134R, and \$1,150,600 for Parcel 133S appear to be justified based on the present income generated by the current uses on the respective parcels; and (c) the proposed Assignee's property management company, CARUSO MANAGEMENT COMPANY, LTD, A CALIFORNIA LIMITED PARTNERSHIP, has requisite experience in managing and operating well-known Los Angeles area upscale properties, such as *The Americana at Brand, The Grove*, and *Waterside, Marina del Rey*.

In the separate purchase/sale agreements for Parcels 133S and 134R, Assignee has agreed to pay the current lessee an additional \$125,520 for Parcel 133S and an additional \$89,490 for Parcel 134R, if Assignee is able to negotiate an extended lease term of over 35 years under the respective agreements. The aforementioned terms were negotiated between the current lessee and the Assignee without any discussion with, representations by, or approvals by the Department of Beaches and Harbors.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The recommended action will ensure the County maximizes use of County assets, guides strategic investments, and supports economic development in ways that are fiscally responsible and align with the County's highest priority needs, all of which promote Strategic Plan Goal No. III.3.2 (Manage and Maximize County Assets).

FISCAL IMPACT/FINANCING

The proposed actions will have no direct fiscal impact on the County, as the proposed transfers do not trigger any contractual obligation for the Lessee to pay a participation or other fee to County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The existing Lease Agreements for Parcels 133S, 134R, and 131S all commenced on August 1, 1962, and will expire July 31, 2022. The current improvements include restaurants on Parcels 133S and 131S and an office building on Parcel 134R. Parcels 133S and 134R are contiguous and have frontage on Admiralty Way and are located west of the Lloyd W. Taber Marina del Rey Library along Admiralty Way. Parcel 131S is located on Admiralty Way, east of, but not contiguous to, Parcels 133S and 134R.

Department staff and County Counsel have reviewed the Lease Agreements and proposed option and assignments and have determined that the County has no reasonable basis on which to withhold its consent. No participation fee is due to the County under the terms of any of the involved Leases.

Entering into leases of the County's Marina del Rey real property is authorized by Government Code sections 25907 and 25536, and the proposed assignment is permitted by the Lease.

At its meeting of July 12, 2017, the Small Craft Harbor Commission ______ the recommendation of the Director of the Department of Beaches and Harbors that your Board consent to the assignment of the leases for Parcel 133S and Parcel 134R and the option to assign and the future assignment of the lease for Parcel 131S.

ENVIRONMENTAL DOCUMENTATION

The proposed County consent actions are not a project pursuant to the California Environmental Quality Act (CEQA) because such consent is an activity that is excluded from the definition of a project by Section 15378(b)(5) of the CEQA Guidelines. The proposed consent is an administrative activity of government which will not result in direct or indirect physical changes to the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There is no impact on current services or projects.

CONCLUSION

It is recommended that your Board approve the proposed consents to assignment of the Parcel 133S and Parcel 134R Leases and the option to assign and future assignment of the Parcel 131S Lease.

Please instruct the Executive Officer of the Board to send an adopted-stamped copy of this letter to the Department of Beaches and Harbors, 13837 Fiji Way, Marina del Rey, CA 90292. Should you have any questions, please contact Phyllis Bordenave-Priestley at (424) 526-7739 or PBordenave-Priestley@bh.lacounty.gov.

Respectfully submitted,

GARY JONES Director

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

GJ:BL:SP:MR:pbp



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

July 12, 2017

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 June 20, 2017, the Board of Supervisors approved the contract with Modern Parking, Inc. for parking lot management services at County-owned, controlled, or managed beaches and in Marina del Rey.

On June 13, 2017, the Board of Supervisors also approved a Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (MTA) for the expansion of MTA's county-wide "Metro Bike Share Program" to the unincorporated area of Marina del Rey, and to delegate authority to the Director of the Department of Beaches and Harbors, or his designee, to sign the MOU and any associated agreements with MTA on behalf of the County.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the June 2017 Regional Planning Commission agendas.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the June 2017 California Coastal Commission agendas.

REDEVELOPMENT PROJECT STATUS REPORT

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

DESIGN CONTROL BOARD MINUTES

The February, March, April, May, and June 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.



Small Craft Harbor Commission July 12, 2017 Item 8 Page 2 of 2

MARINA DEL REY SLIP REPORT

In May 2017, the overall vacancy rate across all anchorages in Marina del Rey stood at 4.6%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 4.0%. 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

Lessee has not responded to staff's request for an update.

ILLEGAL BOAT CHARTER ENFORCEMENT

An update was provided with a presentation at the SCHC's meeting on June 14, 2017.

LIST OF LEGAL BOAT CHARTERS

The list of legal boat charters on the websites of DBH and CVB has been updated and will continue to be updated from time to time as needed.

GJ:BW:SP

ym

Attachments (4)

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

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
43 Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	Massing Parking163 spaces for boaters	 Proprietary 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. Regulatory Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016. Regulatory Matter: Parking Permit for reduced
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	 * Build 5 new visitor serving commercial and dry storage buildings * 82,652 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces 	Massing Four new visitor- serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed. Parking 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).	 Parking. Proprietary The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016. Regulatory February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016. Regulatory Matter: Shared Parking Agreement. No Variance proposed

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

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
55/56/W Fisherman's Village/Gold Coast	Michael Pashaie/ David Taban	 * 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade 	Massing Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'- tall hotel over ground floor retail/ restaurant), parking structure with view corridor. Parking On-site Parking includes all project required Parking, Parking for Parcel 61 lessee (Whiskey Reds).	 Proprietary The lessee provided the SCHC with project updates at the March and May 2015 meetings. Regulatory A plan was last submitted to the Department of Regional Planning in July of 2008. No recent activity has occurred. Regulatory Matter: Shared Parking Agreement. Variance for reduced setbacks (side and waterfront).
113 Mariner's Village	Michael Sondermann	 * Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities 		Proprietary – Item opened on 9/23/2013 Regulatory A new EIR scoping meeting was held on 09/16/14 in Chace Park.
13 Villa del Mar	David Canzoneri	 * Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated commencing no later than 2029 * Improved pedestrian promenade and public amenities will be renovated. 	 Massing Four existing buildings up to 3 stories high. Parking Existing open air Parking and Parking structure will be renovated. Total Parking provided on site is 572 spaces. 	 Proprietary Construction commenced on December 8, 2014. Completion of construction is currently anticipated in July 2017. Regulatory On 6/18/14, the DCB approved the final design of the renovation project.

		Redevelopment Proposed	Massing and Parking	Status					
15 AMLI Residential	Jason Armison	 Demolish existing facilities and build 585 apartments New 8,000 s.f. commercial space New 241 boat slip marina New 1,271-Parking space garage 	 Massing Six buildings up to 5 stories and 70' high Parking All Parking to be provided on site within new 1,271-space Parking garage 	 Proprietary The lease was executed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018. Regulatory June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway. 					
28 Mariners Bay	Tim O'Brien	* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation	Massing Seven buildings up to 3 stories high Parking Existing subterranean Parking structure contains 947 Parking spaces.	 Proprietary The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Project is under construction and anticipated completion date is January 2018. In July 2017, the CCC granted permission to begin the dock reconstruction project. Regulatory On July 15, 2015, the DCB approved the final design of the project. Construction commenced in December 2015. 					

May-17		17-25			26-30			31-35			36-40			41-45			46-50			51+						
Marina	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%	1	48	2.1%		82	0.0%		38	0.0%		16	0.0%		7	0.0%		1	0.0%	1	207	0.5%		
P10																									180	
P12							5	30	16.7%	3	53	5.7%	3	58	5.2%		44	0.0%	1	31	3.2%	12	216	5.6%		
P13					3	0.0%		33	0.0%		70	0.0%	1	36	2.8%	2	36	5.6%		8	0.0%	3	186	1.6%		
P15																									236	
P18	1	198	0.5%		68	0.0%		41	0.0%		39			26	0.0%		18	0.0%		34	0.0%	1	424	0.2%		
P20		42	0.0%		59	0.0%		21	0.0%		9	0.0%		8	0.0%								139	0.0%		
P21	28	121	23.1%		51	0.0%					10											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%	3	70	4.3%	2	51	3.9%		33	0.0%		26	0.0%		52	0.0%	1	55	1.8%	6	295	2.0%		
P41	1	90	1.1%	1	24	4.2%	3	34	8.8%													5	148	3.4%		
P43	15	51	29.4%	2	95	2.1%	2	71	2.8%	2	39	5.1%				5	16	31.3%		1	0.0%	26	273	9.5%		
P44																									232	
A47	7	96	7.3%		77	0.0%		28	0.0%	3	28	10.7%	1	9	11.1%		1	0.0%	2	3	66.7%	13	242	5.4%		
P53	2	33	6.1%	1	12	8.3%																3	45	6.7%	58	
P54					3	0.0%				1	24	4.2%		6	0.0%		7	0.0%		14	0.0%	1	54	1.9%		
P111	1	20	5.0%		27	0.0%		2	0.0%	1	15						8	0.0%	3	39	7.7%	5	111	4.5%		
P112	4	100	4.0%					11	0.0%	1	24	4.2%								40	0.0%	5	175	2.9%		
P125I	1	24	4.2%	2	49	4.1%	4	93	4.3%	1	50	2.0%		27	0.0%	1	17	5.9%	1	18	5.6%	10	278	3.6%		
P132		29	0.0%		3	0.0%		68	0.0%	1	58			45	0.0%		39	0.0%		20	0.0%	1	262	0.4%		
Total	62	835	7.4%	38	851	4.5%	22	709	3.1%	32	614	5.2%	5	269	1.9%	11	261	4.2%	8	292	2.7%	178	3831	4.6%	771	4602

Summation

Vacancy in 17'-25'	7.4%
Vacancy in 26'-30'	4.5%
Vacancy in 31'-35'	3.1%
Vacancy in 36'-40'	5.2%
Vacancy in 41'-45'	1.9%
Vacancy in 46' to 50'	4.2%
Vacancy in 51' and over	2.7%

Overall Vacancy	4.6%
Vacancy w/o DOUBLES, OUT OF SERVICE slips	4.0%

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 July 2017 (estmated). Estimated completion date: November 2018

Parcel 53 dock reconstruction commencement February 2017. Estimated completion date: November 2017

May-17	Under	one meins	aliable TOTAL	well and	OTAL COPME	A THRESHOLD
25' & Less						-
Number of Slips	294	835	3831	22%	16%	
26'-30'	Т					
Number of Slips	222	851	3831	22%	19%]
30'-35'		-	-	-	-	-
Number of Slips	297	1394	3831	36%	18%	