

SMALL CRAFT HARBOR COMMISSION November 08, 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 October 11, 2017.

3. (1) 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. (1) 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. (III) 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. Proposed Water Quality Ordinance – An amendment to existing County Code to minimize and prevent the discharge of chemical and baterial pollutions into receiving waters of Marina del Rey Harbor.

(ENDORSEMENT)

b. Marina del Rey Anchorage Commercial Uses – A presentation of land use requirements for and the lease restrictions on commercial activities at Marina del Rey anchorages.

(PRESENTATION)

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7. **NEW BUSINESS**

a. None

8. (1) 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
- Solar Panels at Mother's Beach

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.
- 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 MdR Visitors & Information Center Administration Building 4701 Admiralty Way 13837 Fiji Way Marina del Rey, CA 90292

13837 Fiji Way Marina del Rey, CA 90292 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

 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 interpreter esta informacion llame al (424) 526-7777. **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 (424) 526-7752 (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.

SMALL CRAFT HARBOR COMMISSION MINUTES

October 11, 2017

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

Department of Beaches and Harbors (DBH): Gary Jones, Director; Brock Ladewig, Deputy Director; Steve Penn, Asset Management Division Chief; Amir Tadros, Sr. Real Property Agent; Mie Joness, Planning Specialist; Maral Tashjian, Planning Specialist

County: Amy Caves, 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 Steve Penn.

Item 2- Approval of Minutes

Motion to approve May 10, 2017, Meeting Minutes by Vice Chair Lumian, seconded by Chair Rifkin, approved.

Ayes: 3 – Chair Rifkin, Vice Chair Lumian and Mr. Alfieri Abstained: 1- Mr. Montgomery

Motion to approve July 12, 2017, Meeting Minutes by Vice Chair Lumian, seconded by Chair Rifkin, approved.

Ayes: 4 – Chair Rifkin, Vice Chair Lumian, Mr. Alfieri, and Mr. Montgomery
Abstained: 0

Item 3 – Communication from the Public

Elliot Zimmerman spoke about his research into the ground leases and expressed concern for the future of his sailing school and charter boat business in Marina del Rey, as he believes that the ground leases prohibit commercial activity out of private docks.

Captain Alex Bailan thanked the Commissioners and the Department of Beaches & Harbors (DBH) staff for their efforts on the illegal boat charter issues.

Bob Atkins requested that DBH staff enforce the usage of Dock 55 by all charter operators and spoke about Treasurer-Tax Collector's (TTC) clarification that water taxi license is not required by bareboat charter operators.

Vice Chair Lumian expressed concern about Mr. Zimmerman's comments and suggested that sailing schools should be allowed to operate out of Marina del Rey.

SCHC Minutes October 11, 2017 Page 2 of 5

Gary Jones replied that the topic of commercial boat chartering is complicated, and there are a number of reasons why it is not allowed in certain areas of the Marina. Some of the reasons include the already-executed ground leases, the land use designation which requires the compliance with County codes, and the main issue which is parking, specifically for larger operators. He stated that DBH staff will return with a full report which will include the contributions and presence of TTC. TTC and DBH staff are currently working on amendments to the existing County codes to clarify the regulatory requirements. He also stressed the importance of public safety and clarified that there will be some areas in the Marina that will continuously disallow commercial uses; however, Dock 55 is available for that reason.

Vice Chair Lumian agreed with the importance of public safety and added the other concern of public access. He requested a future agenda item on preserving public access and public safety programs.

Item 4 - Communication with the Commissioners

Mr. Richard Montgomery disclosed that he received e-mails and phone calls from Mr. Bob Atkins.

Vice Chair Lumian also disclosed that he received e-mails and a phone call from Mr. Bob Atkins. Vice Chair Lumian further discussed his work with the Annapolis Sailing School.

Chair Rifkin announced his reappointment by the Board of Supervisors as a member of the Small Craft Harbor Commission (SCHC).

Item 5a - Marina Sheriff

Deputy Sheriff Felmer presented the crime statistics and liveaboard report.

Item 5b - MdR and Beach Special Events

Carol Baker reported that DBH had a very successful summer program, and briefly spoke about the Free Ride and Beach Shuttle programs. She also announced the Halloween event, Winter Sailing Program, the Winter Snow Wonder event, and the New Year's Double Fireworks show.

Item 5c - Marina Boating Section Report

Michael Blenk reported that Anchorage 47's vacancy has risen from 3.8% to 6.4%, which is mostly due to The BoatYard reopening some of its docks. He also reported that the dry storage at pier 77 is completely full, and mast-up storage has 48 spaces available.

Item 6a - None

Item 7a – Use of Palawan Office by the Parking Lot Management Services

Gary Jones presented the staff report.

Mr. Gary Pitts from Modern Parking, Inc. (MPI) stated that they are actively working on establishing a modular office space in the local area; however, the process is taking longer than expected. He anticipates vacating the Palawan office no later than December 31, 2017.

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Vice Chair Lumain requested an evening vision meeting to discuss the potential future use of the Palawan office. He suggested inviting important boating groups who currently use Mother's Beach to the meeting.

Mr. Montgomery asked staff if the SCHC Commissioners typically review the contract for the Palawan office.

Gary Jones replied that the SCHC does not review the contract; however, said contract was reviewed by the Beach Commission before getting final Board approval a few months ago. He further explained that once MPI vacates the building, staff and consultants will complete an assessment of the building and that information will be provided to the Commissioners.

Item 7b – Marina Beach Redevelopment Project

Mie Joness presented the staff report.

Mr. Montgomery asked if solar panels were considered as a replacement of the roofs.

Mie Joness stated that according to the County's Green Building Code, they typically look into it as part of the scope; however, she was assigned the project after the design phase was already in progress, therefore she was uncertain whether it was considered or not.

Gary Jones replied that he discussed the possibility of using solar panels with DBH's deputy director, John Kelly, who oversees the Department's capital projects and he vaguely recalls several concerns being discussed regarding solar panels in that area. He further stated that he will make those concerns available to the Commission in the following meeting.

Chair Rifkin inquired if the Design Control Board provided feedback regarding the solar issue.

Gary Jones replied that he will research that topic and report back.

Item 8 – Staff Reports

Gary Jones provided the staff report.

Maral Tashjian provided the Water Quality Ordinances update.

Chair Rifkin inquired if staff was seeking the Commission's endorsement for this item.

Gary Jones replied that the ordinance is scheduled to be presented before the Board of Supervisors (BOS) in October. However, if the Commission preferred to take action on this item, then it can be revisited at the next SCHC meeting before it is presented to the Board.

Chair Rifkin and Vice Chair Lumian agreed that this item would be appropriate for the Commission to take action on.

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Vice Chair Lumian inquired about the reasoning behind the hull cleaning ordinance, and if it was due to the TMDL targets.

Maral replied that one of the sources of copper in the water is from hull cleaning practices.

Mr. Alfieri inquired as to how staff intends to monitor this ordinance, once it is in effect.

Maral Tashjian replied that the ordinance requires hull cleaning BMP certification, which will be enforced through the existing commercial services ID process. In order to obtain said ID, the applicant must show proof of certification. The code requirements not only will apply to commercial hull cleaning vendors, but also boat owners who want to clean their own boats.

Mr. Montgomery asked County Counsel if there is any recourse regarding the non-responsiveness from Fisherman's Village lessee.

Amy Caves replied that under their existing lease they are not required to do anything, so therefor there is no recourse.

Gary Jones explained that this agenda item was requested by the Commissioners for regular updates, and currently there are no updates as the lessee has been pre-occupied with Parcel 44 construction. He also added that he has encouraged the lessee to focus on Parcel 44 and get it underway before resuming talks on Fisherman's Village.

Mr. Montgomery inquired about the lease expiration.

Gary Jones replied that their lease expires in 2027.

Bob Atkins requested that staff refrain from referring to unapproved boat chartering as illegal boat chartering and spoke about Dock 55 not being suitable for bareboat operation.

Elliot Zimmerman spoke about Parcel 43's new dock extension, and requested to see the water traffic studies that were conducted prior to the project's approval.

Captain Alex Bailan gave an update on Airbnb boat operations and read the US Coast Guard rules regarding legal operations of commercial vessels.

Mr. Alfieri stated that he recalled seeing a traffic study during the initial Parcel 43 project presentation.

Gary Jones replied that he also recalls seeing the traffic study done but he is not certain as this project was approved a long time ago.

SCHC Minutes October 11, 2017 Page 5 of 5

Vice Chair Lumian stated that he recalls the extension of slips into the Marina channel and the placement of moorings, also known as the funnel concept, being discontinued and are no longer the policy of DBH.

Gary Jones concurred with Mr. Lumian and stated that Parcel 43 was the last of those projects.

Vice Chair Lumian suggested that DBH staff renegotiate with lessee, to change this project since they no longer support the funnel concept.

Gary Jones replied that it would be difficult to do so, because it requires the lessee's agreement which they wouldn't do without compensation.

Vice Chair Lumian strongly encouraged DBH to renegotiate with lessee before construction begins.

Gary Jones reiterated that it would be very difficult to do so because it will require BOS's authorization, and it would totally change the project, which would then require Coastal Commission's approval. He further explained that he does not have the authority to go back and renegotiate the project.

Steve Penn reminded the Commissioners that Michael Tripp gave a presentation at the previous SCHC meeting regarding this topic. He further clarified that those same concerns were properly addressed during the regulatory process. He suggested that if the Commissioners would like to address those issues again, another presentation can be provided.

Chair Rifkin asked staff to meet with Mr. Zimmerman to discuss his concerns.

Vice Chair Lumian requested a future status report on Parcel 21's land side, as it has been closed for a number of years.

Adjournment

Chair Rifkin adjourned the meeting at 11:42 a.m.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION PART I CRIMES SEPTEMBER 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											0	
Robbery: Weapon								1			1	
Robbery: Strong-Arm									1		1	
Aggravated Assault	2							1	2		5	
Burglary: Residence	1							2	4		7	
Burglary: Other Structure									2		2	
Grand Theft	7	2			1		1	2		1	14	
Grand Theft Auto	3	1					1	2	2		9	
Arson											0	
Boat Theft											0	
Vehicle Burglary	6	1				1		1		3	12	
Boat Burglary											0	
Petty Theft	6	2			1	1	2	7	2		21	
REPORTING	0.5							40	40		70	
DISTRICTS TOTALS	25	6	0	0	2	2	4	16	13	4	72	

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

Source- LARCIS, Date Prepared October 04, 2017 CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION

PART 2 CRIMES - SEPTEMBER 2017





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

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

Source- LARCIS, **Date Prepared October 04, 2017** CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- SEPTEMBER 2017





	MADINA ADEA	EACT END
	MARINA AREA	EAST END
	(RD'S 2760-	(RD'S 2764-
Part I Crimes	2763)	2768)
T dit i Orimos		
Homicide		
Rape		
Robbery: Weapon		1
Robbery: Strong-Arm		1
Aggravated Assault	2	3
Burglary: Residence	1	6
Burglary: Other Structure		2
Grand Theft	9	5
Grand Theft Auto	4	5
Arson		
Boat Theft		
Vehicle Burglary	7	5
Boat Burglary		
Petty Theft	8	13
Total	31	41

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

Source- LARCIS, Date Prepared – October 04, 2017 CRIME INFORMATION REPORT - OPTION 5A



MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2017



September	October
4	3
14	15
18	18
9	11
	4 14 18

Totals:	September	October
Liveaboard:	300	299
Current Permits:	250	248
Expired Permits:	41	44
No Permits:	9	7

Total reported vessels in Marina del Rey Harbor: 3826

Percentage of vessels that are registered liveaboards 7.81%

Number of currently impounded vessel: 13



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

John Kelly

Brock Ladewig Deputy Director

November 8, 2017

TO:

Small Craft Harbor Commission

FROM:

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

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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. Now with extended service, the Beach Shuttle will operate year round on weekends and holidays.

For more information: Call the Marina del Rey Visitors 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 1:00 p.m. – 4:00 p.m.

Saturday, November 11th IZMSKZM (Reggae)

Sunday, November 12th
Susie Hansen Latin Band (Salsa/Mambo)

Saturday, November 18th

Jimbo Ross & The Bodacious Blues Band (Blues/Zydeco)

Sunday, November 19th
Floyd & The Fly Boys (Blues/Funk)

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Saturday, November 25th Charangoa (Salsa/Latin)

Sunday, November 26th 2Azz1 (Jazz/Funk)

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

SNOW WONDER

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey Saturday, December 9, 2017
12:00 p.m. – 6:00 p.m.

Join in the spirit of winter at Marina del Rey's Snow Wonder event! Children can enjoy real snow, sledding, arts & crafts, face painting, a DJ, gourmet food trucks, and more!

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

55TH ANNUAL MARINA DEL REY HOLIDAY BOAT PARADE

Saturday, December 9, 2017 5:55 p.m. – 8:00 p.m.

After Snow Wonder, stay in the park to view the fireworks that will be shot off the south jetty at 5:55 p.m. to kick off the start of the parade. Beautifully lit and decorated boats will participate in the event, which is free to the public. Boat owners will compete for numerous prize packages. Best spots for viewing the boat parade are Burton Chace Park, located at 13650 Mindanao Way, and Fisherman's Village, located at 13755 Fiji Way. This year's Grand Marshal is Carol Costello, award winning journalist and host of HLN's Across America.

For more information: Visit the event website at www.mdrboatparade.org

W.A.T.E.R PROGRAM WINTER SAILING

Burton Chace Park ◆ 13640 Mindanao Way ◆ Marina del Rey Beginning Sailing: December 18 - 22; December 26 - 29 Intermediate Sailing: January 2 - 5 10:00 a.m. - 4:00 p.m.

Los Angeles County Lifeguards will instruct sailing courses teaching students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and

Small Craft Harbor Commission November 8, 2017 Item 5b Page 4

instruction to ocean sailing. 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.

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

Ages: 11 - 17 years old

Class Size: 6 - 12 students with 3 Lifeguard instructors

Fee: \$250 per 5-day session Fee: \$200 per 4-day session

*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

NEW YEAR'S EVE & GLOW PARTY

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey December 31, 2016 – January 1, 2018 7:00 p.m. – 1:00 a.m.

Celebrate the New Year in Marina del Rey. Guests are invited to Burton Chace Park at 7:00 p.m. for a Glow Party featuring live DJs, hula hoop dancers, face painting, free giveaways, photo booth, food trucks and live broadcasts of the New Year's Eve countdown in New York and Los Angeles. Each countdown is followed by a ten-minute fireworks show at 8:59:30 p.m. (New York) and 11:59:30 p.m. (Los Angeles) shot from the Marina's south jetty.

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

GJ:CB:mw



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

November 8, 2017

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 6a - WATER QUALITY ORDINANCE UPDATE

Item 6a on your agenda is a presentation by Maral Tashjian, Planning Specialist, Planning Division, Department of Beaches and Harbors. Staff has a follow-up to the October presentation regarding a proposed ordinance amendment to minimize and prevent the discharge of chemical and bacterial pollutants into receiving waters of Marina del Rey Harbor (MdRH) from three sources: vessel hull cleaning and maintenance; vessel waste-disposal devices; and birds. The updated drafts of the amended water quality ordinances are attached.

GJ:BL:SP:ms



ORDINANCE NO.____

An Ordinance amending Title 19 (Airports and Harbors) of the Los Angeles County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 19.12.100 is hereby amended to read as follows:

19.12.100 - Violation—Penalty.

- A. It is unlawful to violate any provision of this chapter, the conditions of any permit or license issued pursuant thereto, or any rule, regulation, or policy relating to the harbors, waterways, maritime facilities, or beaches, as the case may be, duly adopted by the Board of Supervisors, the Director, Fire Chief, or Sheriff when properly adopted under his/her delegated authority, and any person committing such violation is guilty of an infraction, punishable by a fine in accordance with California Government Code section 25132.
- B. Notwithstanding the above, violation of Sections 19.12.690, 19.12.810, 19.12.1040, 19.12.1100, 19.12.1140, 19.12.1150, 19.12.1160, 19.12.1170, 19.12.1250, 19.12.1280, 19.12.1380, 19.12.1420(B), and 19.12.1420(E) of this chapter is a misdemeanor, punishable by a fine not exceeding \$1,000.00 or imprisonment in the County Jail for a period not exceeding six months, or both.
- C. The first and second violation of Section 19.12.1145 within a 12-month period by a Responsible Person, as defined in Section 1.25.020.F (excluding subsections 4 and 5 thereof) and including without limitation the owner of the subject vessel, shall be an infraction. The third and each additional violation of Section 19.12.1145 within a twelve-month period by such a Responsible Person shall be a misdemeanor. Each such Responsible Person shall be jointly and severally liable for each violation of this section.
- D. Each person with actual or constructive knowledge of a violation of sections 19.12.700, 19.12.1140, 19.12.1145, and 19.12.1146 shall report said violation to the Director or harbor master as soon as practically possible. Failure to report such a violation shall be an infraction.
- <u>EC</u>. A repetition or continuation of any violation of any provision of this chapter, or of any order or direction of the Director, Fire Chief, Sheriff, and/or code enforcement officer on successive <u>multiple</u> days, constitutes a separate offense for each day during any portion of which such violation is committed, continued, or permitted.
- **SECTION 2.** The following definitions are added to Chapter 19.12, Part 2 Definitions:



19.12.371 - In-Water Hull Cleaning.

"In-Water Hull Cleaning" means the cleaning, by hand or mechanical means, of a recreational or commercial vessel hull up to the waterline while the vessel is in the water. In-Water Hull Cleaning does not include cleaning, by hand or mechanical means, of a recreational or commercial vessel painted with a Non-Biocide Hull Paint, or other in-water maintenance activities such as the servicing of zinc anodes or the maintenance and repair of through-hull drive-shaft components, and similar mechanical or structural maintenance activities.

19.12.372 - In-Water Hull Cleaning Best Management Practices.

"In-Water Hull Cleaning Best Management Practices" or "Hull Cleaning BMPs" means In-Water Hull Cleaning practices generally accepted by the hull cleaning industry to be effective while having as little negative effect on the environment as practicable, including without limitation tools, schedules of activities, housekeeping practices, pollution-prevention practices, training and educational practices, maintenance practices, and other practices and procedures used to prevent or minimize the discharge of pollutants into receiving waters. Hull Cleaning BMPs may include any and all pollution prevention and pollution control measures designed to maintain and improve water quality.

...

19.12.451 - Non-Biocide Hull Paint.

"Non-Biocide Hull Paint" means a hull paint that does not contain any chemical agents capable of killing living organisms.

19.12.451 19.12.452 - Ocean Lifeguard.

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19.12.575. - Vessel Service or Repair Person.

"Vessel Service or Repair Person" means any person who boards, dives near, or works on any privately owned vessel, while the same is berthed, moored, or stored within any County harbor or maritime facility, for the purpose of conducting thereon any maintenance, In-Water Hull Cleaning, service, or repairs for compensation.

SECTION 3. Section 19.12.700 is hereby amended to read as follows:

19.12.700 - Safekeeping of vessels—Evidence of authorization to perform certain services required.

- A. The lessee of any premises within a eCounty-owned harbor or maritime facility at which privately owned vessels are regularly or occasionally berthed, moored, or stored shall take or cause to be taken all reasonable precautions to assure ensure the safekeeping of such vessels at all times.
- B. It is unlawful for any person to board, dive near, or work on any privately owned vessel, while the same is berthed, moored or stored within any eCounty harbor or maritime facility, for the purpose of conducting thereon any maintenance, service, or repairs for compensation, or In-Water Hull Cleaning, whether for compensation or not, unless such person shall have first complied with all registration and identification procedures as may from time to time be established by the harbor master. The harbor master may require written or other satisfactory evidence that such person, if not the owner, has been authorized by the owner of said vessel to conduct such maintenance, service, or repairs.
- C. The harbor master shall issue written identification to any person who satisfactorily complies with such the harbor master's registration and identification procedures, which written identification shall be carried at all times by such person while rendering such services on or about any privately-owned vessel within any County-owned harbor or maritime facility.
- D. In-Water Hull Cleaning Certification Required.

The harbor master shall issue written proof of certified or re-certified completion of one or more education and training programs in In-Water Hull Cleaning BMPs to any person who, whether for compensation or not, boards, dives near, or works on any privately-owned vessel, while the same is berthed, moored, or stored within any County harbor or maritime facility, for the purpose of conducting thereon any In-Water Hull Cleaning.

 As a requirement of registration, any person who performs In-Water Hull Cleaning shall provide proof of certified or re-certified completion of one or more education and training programs in In-Water Hull Cleaning BMPs, to the satisfaction of the harbor master.

Acceptable education and training programs must cover each of the following topics to the satisfaction of the harbor master: In-Water Hull Cleaning BMPs, regulatory perspective and the Federal Water Pollution Control Act (Clean Water Act), boating pollution economics and impacts, hull coatings, fouling growth and progression, and invasive species.

 Written proof of certification may only be issued to applicants who are not the subject of any open or unresolved violation of County Code Section 19.12.1145.



- E. The lessee, agent, manager, or other person responsible for the operation of a water area under lease from the County shall only permit Vessel Service or Repair Persons on the premises under his/her charge who possess a valid Written Identification per subsections B, C, and D of this section.
- FD. The provisions of subsection B of this section, except those provisions relating to In-Water Hull Cleaning, shall not be deemed to apply to the owner of any vessel, to members of his immediate family, to regular employees of the facility or premises on which such vessel is located, or to any person boarding or performing work on any privately owned vessel for the purpose of performing maintenance, service or repairs thereon or thereto without compensation.
- <u>G</u>E. Appropriate notices of the provisions of this section shall be posted pursuant to the provisions of Section 19.12.760 of this chapter.

SECTION 4. Section 19.12.1140 is hereby revised:

Part 7 - SANITATION

19.12.1140 - Discharge of petroleum, coal, or paint products.

- A. A person shall not discharge or deposit or permit to pass into the waters of a eCounty harbor, waterway, or maritime facility any coal, tar, oil, gasoline, sludge, or residuary products of coal, petroleum, asphalt, bitumen, or other refined oil products, nor any varnish, lacquer, or paint products.
- B. Any such discharge, deposit, or spill of said products shall be immediately reported to the harbor master and any other competent governmental or regulatory authority local or personal agency having concurrent jurisdiction, and it shall be a violation of Part 7 of this chapter to fail to do so.

SECTION 5. Section 19.12.1400 is hereby revised and moved to Part 8:

Part 8 – SAFETY AND MAINTENANCE

19.12.1145 - Vessel servicing and repair prohibited.

No person shall conduct, perform, or cause to be performed any repairs, alterations, maintenance, In-Water Hull Cleaning, or other work upon or to any vessel on or in Marina del Rey, including the harbor waters, the beach and any land area, or on or in the Pacific Ocean, which in any manner causes, or may cause without intervention, any material or substance, including without limitation paint, oil or other petroleum products, dirt, paint sandings or chips, paint plume, wood sandings, or other residue or debris, to enter the waters of the harbor or the Pacific Ocean.



19.12.1146 - In-Water Hull Cleaning - Certification Required.

No In-Water Hull Cleaning shall be performed in the Marina del Rey Harbor without first obtaining written proof of certification from the harbor master, in accordance with section 19.12.700.D.

Section 6. Section 19.12.1400 is hereby deleted from Part 9.

Part 9 - MARINA DEL REY

19.12.1400 - Vessel servicing and repair prohibited.

No person shall conduct, perform, or cause to be performed any repairs, alterations, maintenance, or other work upon or to any vessel on or in any public area of Marina del Rey, including the beach or any public parking lot, or in the Pacific Ocean, which in any manner may cause or tend to cause any materials or substance, including but not limited to, paint, oil or other petroleum products, dirt, paint sandings or chips, wood sandings, or other residue or debris, to be deposited upon any vessel, dock, structure, or private or County property, or to enter the waters of the harbor, or the Pacific Ocean.



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ORDINANCE NO.

An Ordinance amending Title 19 (Airports and Harbors) of the Los Angeles County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapter 19.12, Part 7 is hereby revised:

Part 7 – SANITATION

19.12.1090 - Sanitation—Responsibility of lessee or agent—Correction by Ceounty authorized when—Costs.

The lessee, agent, manager, or person in charge of a facility or water area under lease from the Ceounty, or owned in fee in any Ceounty harbor, waterway, or maritime facility, shall at all times maintain the premises under his/her charge in a clean, sanitary condition, free from malodorous materials and accumulations of garbage, refuse, debris, and other waste materials. Should the Delirector find that any facility or water area under lease is not so maintained, he/she shall notify in writing notify said lessee and the agent, manager, or other person in charge of said facility or area to immediately commence and diligently prosecute to completion the necessary correction of the unsanitary condition, to the satisfaction of the Delirector. Failure to do so with reasonable dispatch as soon as practically possible shall be a violation of Part 7 of this chapter, and the Delirector may then cause the condition to be corrected as he/she deems necessary, and the costs of such correction to be charged to said lessee, agent, manager or person in charge.

19.12.1100 - Toilet fixtures—Use prohibited.

- A. Vessel's Toilet Fixtures Not to be Used. No person shall operate the toilet fixtures of a vessel, floating home, houseboat or other floating facility within a Ceounty harbor, waterway, or maritime facility at any time so as to cause or permit to pass or to be discharged into the waters of such harbor, waterway, or maritime facility any excrement, treated or untreated sewage, or other waste matter or contaminant of any kind.
- B. Toilet fixtures of any vessel, floating home, houseboat, or other floating facility must employ either a self-contained portable toilet or a federally-approved marine sanitation device which has been demonstrated to the satisfaction of the harbor master to prohibit the overboard discharge of excrement, treated or untreated sewage, or other waste matter or contaminant of any kind while within the Marina del Rey Small Craft Harbor.
- C. If a vessel, floating home, houseboat, or other floating facility has a sanitation device which allows direct overboard discharge of excrement, treated or untreated sewage, or other waste matter or contaminant of any kind, it must be secured while moored in or using the waters of the harbor, waterway, or maritime



facility, so that overboard discharge is prevented. Acceptable methods of securing such device include:

- Closing the seacock and removing the handle;
- 2. Padlocking the seacock in the closed position;
- Using a non-releasable wire-tie to hold the seacock in the closed position;
 or
- 4. Locking the door to the space enclosing the toilet(s) with a padlock or door handle key lock.
- D. Toilet fixtures of any vessel, floating home, houseboat or other floating facility may be sealed by the harbor master unless such fixtures can be operated in compliance with Section 19.12.1100 A, B, and C of this code at all times when the vessel, floating home, houseboat or other floating facility remains in the harbor.
- E. The owner of any vessel, floating home, houseboat, or other floating facility not equipped with approved and acceptable devices for the neutralization or storage of contaminants shall post notices that the toilet facilities aboard shall not be used while the vessel, floating home, houseboat, or other floating facility is moored in or using the waters of the harbor, waterway, or maritime facility.

19.12.1110 - Use of vessel as place of abode—Restrictions.

- A. No person shall, within a Ceounty harbor, waterway, or maritime facility, use any vessel, floating home, houseboat, or any other floating facility as an abode in excess of three (3) days within any one-week period unless such person shall first have authorization by the lessee, agent, manager, or person in charge of such facility for a liveaboard status, and secondly, have obtained a liveaboard permit from the harbor master. The liveaboard permit shall establish compliance by such vessel, floating home, houseboat, or other floating facility with the following:
 - 1. Compliance with the requirements for seaworthiness as described in Section 19.12.1060 of this code, unless otherwise exempted or temporarily excused by the provisions of that section; and the requirements for toilet fixtures as described in Section 19.12.1100.
 - 2. Installation of a federally approved marine sanitation device or self-contained portable toilet which has been demonstrated to the satisfaction of the harbor master to prohibit the overboard discharge of treated or untreated excrement, sewage, or other waste matter or contaminant of any kind while within the Marina del Rey Small Craft Harbor.

If it is determined by the harbor master that the criteria for issuance of a liveaboard permit have been satisfactorily met, the harbor master shall issue a liveaboard decal which shall be prominently placed, as directed by the harbor

master, on the vessel, floating home, houseboat, or any-other floating facility. Liveaboard permits shall be valid for a period of one (1) year commencing with the first day of the month following the month of issuance and shall be renewed on each successive annual anniversary of the previous term's commencement date. Any renewal of a liveaboard permit shall be issued by the harbor master upon the same terms as required for the initial permit. In the case of a floating home, no annual renewal of a liveaboard permit shall be issued following the tenth anniversary of the effective date of the ordinance adding this subsection [ordinance effective date] unless the owner provides the harbor master with his or her statement, made under penalty of perjury, that no transfer of ownership, as defined by Section 19.12.1060 B2, has occurred with respect to that floating home since the tenth anniversary of the effective date of the ordinance adding this subsection [ordinance effective date]. Failure to have obtained such a liveaboard permit shall be a violation of Part 7 of this chapter.

- B. For vessels, floating homes, houseboats or other floating facilities which had obtained authorization for use for a liveaboard status by the respective lessee, agent, manager or person in charge of the facility prior to the effective date of the ordinance adding this section to the code, a liveaboard permit shall be obtained within 120 days of the effective date of the ordinance adding this subsection to the code unless a longer time period is provided in order to demonstrate seaworthiness pursuant to the operation of Section 19.12.1060C or D.
- C. For all other vessels, floating homes, houseboats or other floating facilities not covered by subsection B of this section, a liveaboard permit shall be obtained prior to the commencement of the use of the vessel, floating home, houseboat or other floating facility as an abode in excess of three days within any one-week period.
- D. Regardless of the length of occupancy: ,
 - A<u>a</u> person living aboard any vessel, floating home, houseboat or other floating facility using the harbor, waterway or maritime facilities shall not use the toilet fixtures of any vessel, floating home, houseboat or other floating facility unless such use will not violate the provisions of Section 19.12.1100 of this code;
 - 2. Toilet fixtures of any vessel, floating home, houseboat or other floating facility which is used as an abode may be sealed by the harbor master unless such fixtures can be operated in compliance with Section 19.12.1100 of this code so long as the vessel, floating home, houseboat or other floating facility remains in the harbor;
 - 3. The owner of any vessel, floating home, houseboat or other floating facility not equipped with approved and acceptable devices for the neutralization or storage of contaminants shall post notices that the toilet



facilities aboard shall not be used while the vessel, floating home, houseboat or other floating facility is moored in or using the waters of the harbor, waterway or maritime facility.

EB. The <u>D</u>director and/or harbor master may promulgate such additional regulations in connection with vessels used as abodes as may be necessary to insure ensure the maintenance of sanitary and sightly conditions, as determined by the <u>Director and/or the harbor master</u>, and the preservation and protection of the public health, safety, peace, welfare, and convenience in the use of any <u>C</u>eounty harbor, waterway, or maritime facility, or portion thereof. A violation of any part of such regulations shall be cause for revocation for use of <u>any</u> vessel, floating home, houseboat, or <u>other</u> floating facility as an abode, and it shall be unlawful for any person to live aboard such vessel, floating home, houseboat, or <u>other</u> floating facility until such violation has been corrected to the satisfaction of the <u>D</u>director <u>and/or the harbor master</u>.

SECTION 2. Section 19.12.1380 is hereby amended to read as follows:

Part 9 - MARINA DEL REY

19.12.1380 - Wild animals and birds—Molesting and feeding prohibited.

- A. Anywhere within the harbor, a person shall not hunt, injure, molest, frighten, trap, chase, tease, shoot, or throw missles missiles at any animal, bird, or fowl, nor shall a person remove or have in his possession the young of any wild animal or the eggs, nest, or young of any bird or fowl.
- B. Feeding. Anywhere within or about the harbor, a-A person shall not give, or offer, or attempt to give, or provide in any way to any animal, bird, or fowl any tobacco, alcohol, or other known noxious or toxic consumable substances, regardless of whether such substance is toxic or nontoxic.

MARINA DEL REY HARBOR IN-WATER BOAT HULL CLEANING

Best Management Practices (BMPs)



Fouling. Source: L. Patston, MPI (Ministry of Primary Industries)

Antifouling paints are used on boat hulls to slow the growth of marine organisms. The paints most commonly work in one of three ways: (1) slowly releasing a toxic chemical (biocide) from the hull coating; (2) slowly releasing the paint surface like a bar of soap over time (ablative coating); or (3) presenting a hard or slippery surface that makes it difficult for organisms to attach. Each type of paint has its own cleaning restrictions and requirements.

The main objective of implementing hull-cleaning best management practices (BMPs) is to eliminate pollution generated during cleaning operations. The best way to accomplish this goal is to use the least abrasive cleaning method possible when performing in-water cleaning operations.

- 1. Paints are more toxic when new. Wait 60 to 90 days after applying fresh hull paint before having the hull cleaned.
- 2. For boat hulls painted with sloughing or ablative paints, only clean running gear and zinc anodes. Cleaning the hull will release toxicant and paint to the water.
- 3. Use only soft sponges or pieces of "carpet" to clean marine growth.
- **4.** Only use stainless steel pads or brushes on unpainted metal areas, never on bottom paint.
- 5. Only use more rigorous cleaning pads as needed to remove hard marine growth.
- **6.** Bring zinc anodes back to shore for recycling or proper disposal.
- 7. Do not create a visible plume or cloud of paint during hull cleaning.
- 8. Conduct regular cleaning at an interval that prevents hard growth from forming.
- 9. Do not sand or strip paint in the water.
- 10. Conduct regular hull inspections, but only clean the hull when the extent of fouling growth requires cleaning.

Goals of BMPs

- 1. Prevent paints from creating a discharge plume and entering the water and sediments.
- 2. Keep paint intact on the hull and remove fouling growth to reduce drag and improve vessel performance, thereby reducing fuel consumption and emissions-related pollution.
- 3. Keep the boat owners informed of the changes in their hull paint performance. Regular hull cleaning performed properly will extend the life of most hull paints.

What can you do?

Use a BMP-certified diver. If underwater hull cleaning is required, use a BMP-certified diver that follows the CPDA hull cleaning BMPs.

Know your paint. Things to consider before cleaning include: what kind of hull paint is being cleaned, how old is the paint, when was the last cleaning and what is the fouling rate in the region.

Report any problems. Report observations of paint plumes to the dock master.

More information:

BMP HANDBOOK

The California Professional Divers Association developed a handbook of Best Management Practices (BMPs) for boat hull cleaning in response to water quality concerns. Research by the University of California Cooperative Extension concluded that the BMPs used by the Association, including using a schedule of frequent cleanings with the softest tool possible, are effective at cleaning boat hulls with minimal release of copper and other marine biocides to the environment.

Sea Grant California

https://caseagrant.ucsd.edu/

University of California Cooperative Extension

http://ucanr.edu

Los Angeles Regional Water Quality Control Board

www.waterboards.ca.gov/losangeles

Contact Information

Michael Tripp, Division Chief
County of Los Angeles
Department of Beaches and Harbors
13837 Fiji Way
Marina del Rey, CA 90292
Office: 424.526.7745
mtripp@bh.lacounty.gov



This material was prepared by the County of Los Angeles, Department of Beaches and Harbors.

http://beaches.lacounty.gov

2017 County of Los Angeles



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

November 8, 2017

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 6b - MARINA DEL REY ANCHORAGE COMMERCIAL USES

Item 6b on your agenda pertains to a request from your Commission regarding the process of legitimizing a boat charter operation in Marina del Rey. Department staff will provide the presentation of this issue including the land use requirements for and the lease restrictions on commercial activities at Marina del Rey anchorages.

GJ:BL:SP:ms



November 8, 2017

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 8 - ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On October 17, 2017, the Board of Supervisors (BOS) instructed the Director of Consumer and Business Affairs, in coordination with County Counsel, the Chief Executive Officer, and the Directors of Parks and Recreation, Beaches and Harbors, and Internal Services, to report back to the Board within 90 days with a proposed bid point preference program and draft contract language that can be applied to the solicitation process for future concession contract procurement efforts, as well as any corresponding ordinance amendments, if necessary, to encourage contracting and subcontracting to Local Small Business Enterprises, Disabled Veteran Business Enterprises, and Social Enterprises, as described in the Chief Executive Officer's June 30, 2017, report entitled "Assessing the Viability of Expanding Economic Opportunities for Local Small Businesses, Disabled Veteran Businesses, and Social Enterprises in County Concession Contracts" (Board Order No. 9 of March 28, 2017).

Also on October 17, 2017, the BOS authorized the Sheriff, as an agent for the County, to accept and execute a Grant Award Agreement with the State Department of Parks and Recreation, Division of Boating and Waterways, for the Fiscal Year 2017-18 Law Enforcement Equipment Grant Program, accepting Federal grant funds as distributed through the State, in the amount of \$79,994 with no match requirement to fund the Department's Marina del Rey Sheriff's Station effective upon execution through September 30, 2032.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the August 2017 Regional Planning Commission agenda.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the August 2017 California Coastal Commission agenda.

REDEVELOPMENT PROJECT STATUS REPORT

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

DESIGN CONTROL BOARD MINUTES

The September DCB meeting minutes are attached.

Small Craft Harbor Commission November 8, 2017 Item 8 Page 2 of 2

MARINA DEL REY SLIP REPORT

In September 2017, the overall vacancy rate across all anchorages in Marina del Rey stood at 3.8%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 3.2%. 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 requests for an update.

MARINA "MOTHER'S" BEACH REDEVELOPMENT PROJECT UPDATE

During last month's presentation about the Marina Beach Redevelopment Project, members of the Commission inquired about the possibility of installing solar panels, and if the Design Control Board (DCB) had previously requested feedback in regards to that matter. After further review, it was determined that DCB did not inquire or request feedback about solar panels for Marina "Mother's" Beach. Solar panels were considered by DBH and the design consultant but were not included in the project for a number of reasons. Primarily, there is no demand for a significant power source at the restrooms or picnic pavilion since area lighting and a few convenience wall outlets are the only electrical fixtures needed. Therefore, the cost of purchasing, installing and upkeep of solar panels would far exceed the savings from metered service. Additionally, solar panel efficiency is highly dependent on proper orientation and long periods of direct sunlight each day. The Marina is often shrouded by morning and afternoon fog which would significantly reduce solar panel efficiency, and the creative folded shapes of our new roofs would all have to be modified into a uniform southern slant. Lastly, the thickness of the solar panels on top of the roof would have diminished the visibility of the Harbor from the landward side of the facility, which is not consistent with the provisions of the MdR Local Coastal Program.

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GJ:BW:SP:ms 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. Construction of the hotel began on August 11, 2017.
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	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 Parking.						
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	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.	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. Construction began on September 11, 2017.						
		* 141 slips + 5 end ties and 57 dry storage spaces	Parking 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).	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 December 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 An 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 December 2017. Regulatory On 6/18/14, the DCB approved the final design of the renovation project.

Parcel No. Project Name	Representative	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 May 2018. Regulatory June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway.
28 Wayfarer	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.

DESIGN CONTROL BOARD MINUTES September 20, 2017

Members Present: Helena Jubany FAIA, Vice Chair (First District); Jerome Stanley, Member (Second District); Tony Wong, P.E, Member (Fifth District)

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Brock Ladewig, Deputy Director; Michael Tripp, Division Chief; Troy Evangelho, Planner; Marie Waite, Planner; Rebekah Kim, Community & Marketing Services Division Project Manager; Kandyce Newton, Secretary

County Staff Present: Kevin Finkel, Department of Regional Planning; Amy Caves, County Counsel

Guests Testifying: Aaron Clark, Armbruster, Goldsmith, and Delvac; Ben Mount, Wayfarer Apartments and Marina

1. Call to Order and Pledge of Allegiance

Vice Chair Jubany called the meeting to order at 1:38 p.m.

Mr. Wong led the Pledge of Allegiance.

On a motion of Mr. Wong, seconded by Mr. Stanley, the absence of Mr. Pastucha was excused.

Ayes: 3 – Vice Chair Jubany, Mr. Wong and Mr. Stanley

2. Approval of the August 16, 2017 Minutes

On a motion of Mr. Stanley, seconded by Mr. Wong the August 16, 2017, minutes were approved.

Ayes: 3 – Vice Chair Jubany, Mr. Wong and Mr. Stanley

3. Public Comment

None

4. Consent Agenda

No Items

5. Old Business

A. Parcel 28 – Mariners Bay, LLC / Wayfarer Apartments and Marina – DCB #13-013-C – Consideration of changes to approved design

Marina del Rey Design Control Board September 20, 2017 Page 2

Troy Evangelho presented the staff report.

Aaron Clark of Armbruster, Goldsmith, and Delvac, introduced himself and Ben Mount of Wayfarer Apartments and Marina and briefly reiterated the requested changes and justifications to the approved design. Mr. Clark also stated that going forward, any proposed changes to previously approved designs would be brought before the Design Control Board prior to installation.

Ben Mount stated that the hallway and stairwell leading to the exit-only door in building seven is not utilized by residents to access the leasing office. Residents typically travel down the elevator to access their vehicles in the parking garage or down the east side of the unit hallway to access the common areas on the podium deck. The easiest route for residents wanting to access the leasing office would be to take the elevator down and proceed through the parking garage.

Public Comment

None

Board Comment

Mr. Stanley agreed with Mr. Mount's statement that a resident generally would not access the leasing office through building seven's exit-only door because they would likely opt for the shortcut through the parking garage or access the office from the other side of the building where there is a sidewalk as opposed to walking down the driveway.

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted with conditions.

Ayes: 3 - Vice Chair Jubany, Mr. Stanley and Mr. Wong

6. New Business

A. Parcel 47 – Los Angeles County Department of Beaches and Harbors / Burton Chace Park – DCB #17-006 – Consideration of a mural

Marie Waite presented the staff report.

Public Comment

None

Board Comment

Vice Chair Jubany asked what type of material the mural was painted on. Rebekah Kim with the Community & Marketing Services Division (CMSD) introduced herself and stated that CMSD put together the ARTSea event where the mural was created using attendees' thumbprints. The mural is painted on plywood and is considered to be somewhat temporary until the next ARTSea event.

Marina del Rey Design Control Board September 20, 2017 Page 3

Vice Chair Jubany also asked how long it would be before the mural is replaced and would the replacement be installed in the same manner. Ms. Kim replied that it is CMSD's hope that the ARTSea event will be held annually and the painting would be replaced annually as well. The new mural would also be installed in the same manner by attaching the plywood to the outside wall.

Mr. Wong asked what would happen if the mural was spray-painted with graffiti. Ms. Kim replied that CSMD considered vandalism and, as a result, five layers of graffiti protectant was applied to the mural in an effort to minimize any potential damage.

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted with conditions.

Ayes: 3 - Vice Chair Jubany, Mr. Stanley, and Mr. Wong

B. Parcel 49M – Los Angeles County Department of Beaches and Harbors / Visitors Center – DCB #17-007 – Consideration of new signage

Marie Waite presented the staff report.

Public Comment

None

Board Comment

None

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted with conditions.

Ayes: 3 – Vice Chair Jubany, Mr. Stanley and Mr. Wong

7. Staff Reports

The reports were received and filed.

Public Comment

None

8. Adjournment

Vice Chair Jubany adjourned the meeting at 1:56 p.m.

Respectfully Submitted,

Kandyce Newton Secretary for the Design Control Board

Marina del Rey Slip Vacancy Report

Sep-17		17-25			26-30			31-35			36-40			41-45			46-50			51+						
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		8	0.0%		80	0.0%		44	0.0%	1	42	2.4%		12	0.0%		7	0.0%		21	0.0%	1	214	0.5%		i I
P8		15	0.0%	1	48	2.1%	5	82	6.1%	2	38	5.3%	1	16	6.3%		7	0.0%		1	0.0%	9	207	4.3%		i I
P10																									180	
P12							5	30		3	53	5.7%	3	58	5.2%		44	0.0%	1	31	3.2%	12		5.6%		
P13					3	0.0%		33	0.0%	2	70	2.9%	2	36	5.6%	1	36	2.8%		8	0.0%	5	186	2.7%		1
P15																									236	i I
P18	1	198	0.5%		68	0.0%		41	0.0%		39	0.0%	1	26	3.8%		18	0.0%		34	0.0%	2	424	0.5%		
P20		42	0.0%		59	0.0%		21	0.0%		9	0.0%		8	0.0%								139	0.0%		
P21	25	121	20.7%		51	0.0%		0.7	0.004		10	0.0%						0.007				25		13.7%		
P28			10.50/		141	0.0%	•	87	0.0%		81	0.0%		0.1	2.20/		9	0.0%			1.00/		318	0.0%	57	
P30	1	8	12.5%	2	70	2.9%	2	51	3.9%		33	0.0%		26	0.0%		52	0.0%	1	55	1.8%	6	2,0	2.0%		
P41	3	90	3.3%	1	24	4.2%	2	34	5.9%	0	4.0	4.00/				0	47	47.40/		4	0.00/	6	148	4.1%		
P43	14	53	26.4%	- 1	95	1.1%		71	2.8%	2	41	4.9%				8	17	47.1%		I	0.0%	27	278	9.7%		
P44	г	0/	F 20/	1	77	1 20/	1	20	2 (0)	г	20	17.00/	1	Q	11 10/		1	0.00/	1	2	22.20/	1.4	242	Γ 00/	232	
A47	5	96	5.2%	3	77		16	28		5	28	17.9% 11.1%	ı	9	11.1%		I	0.0%		3	33.3%	14 20		5.8%	62	1
P53 P54				3	10	30.0%	10	22	72.7%	1	24	4.2%			0.0%		7	0.0%		14	0.0%	20	54	1.9%		
P111		20	0.0%	1	27	3.7%		2	0.0%	- 1	15	0.0%		6	0.0%		8	0.0%	3	39	7.7%	1	111	3.6%		
P1112	1	100	4.0%		21	3.1%		11	0.0%		24	0.0%					8	0.0%	3	40	0.0%	4	175	2.3%		
P125I	4	24	0.0%	2	49	4.1%	1	93	1.1%	1	50	2.0%		27	0.0%	1	17	5.9%		18	0.0%	- 4	278	1.8%		
P132		29	0.0%		3	0.0%		68		1	58	1.7%	1	45	2.2%	1	39	0.0%		20	0.0%	ີ ວ	262	0.8%		
Total	53	804	6.6%	12		1.5%	34	718	0.0.0	19	624	3.0%	0	269	3.3%	10	262	3.8%	6	290	2.1%	143		3.8%	827	4602
TOTAL	55	004	0.070	12	. 000	1.370	34	/10	4.770	17	024	3.070	7	207	3.370	10	202	3.070	U	270	2.170	143	3113	3.070	027	4002

Summation

Vacancy in 17'-25'	6.6%
Vacancy in 26'-30'	1.5%
Vacancy in 31'-35'	4.79
Vacancy in 36'-40'	3.09
Vacancy in 41'-45'	3.39
Vacancy in 46' to 50'	3.89
Vacancy in 51' and over	2.19

Overall Vacancy 3.8% Vacancy w/o DOUBLES, OUT OF SERVICE slips 3.2%

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 28 dock reconstruction commencement September 2017. Estimated completion date: May 2019

Parcel 43 dock reconstruction commencement September 2016. Estimated completion date of final stage: January 2020

Parcel 44 dock reconstruction commencement December 2017. Estimated completion date: April 2019

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

Sep-17	Juden	one tucier he have	lighte Total	Met % of	OTAL COPAI	M. THRESHOLD
25' & Less						_
Number of Slips	325	804	3775	21%	16%	7
26'-30']					_
Number of Slips	265	808	3775	21%	19%	
30'-35'	7	•	•	•	•	_
Number of Slips	323	1368	3775	36%	18%	7