



Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

## **SMALL CRAFT HARBOR COMMISSION MEETING** **Wednesday, May 12, 2021**

**10:00 A.M.**

[AUDIO LINK SCHC May 12, 2021 Meeting](#)

### **NOTICE**

Following Governor Newsom's executive orders prohibiting the convening of public agency meetings in light of the COVID-19 pandemic, all regularly scheduled Small Craft Harbor Commission meetings will convene as virtual (online) meetings and by teleconference until further notice.

#### **OBSERVING THE MEETING**

To observe the meeting without public comment for the record, go to <http://beaches.lacounty.gov/watch-schc-meeting> (Webinar ID: 928 7881 2983) or dial **(408) 638-0968** or **(669) 900-6833**.

#### **PROVIDING PUBLIC COMMENT DURING THE MEETING**

To provide verbal public comment for the record during the meeting, go to <http://beaches.lacounty.gov/watch-schc-meeting> (Webinar ID: 928 7881 2983) and staff will assist you via the Zoom chat feature.

#### **PROVIDING PUBLIC COMMENT BEFORE THE MEETING**

To provide public comment for the record before the meeting, send an email to [DSCHCSecretary@bh.lacounty.gov](mailto:DSCHCSecretary@bh.lacounty.gov) or dial (424) 526-7733 and leave a message with your comment, the agenda item number, your first name and last name, email address, and phone number. Public comments submitted prior to 5 p.m. on Tuesday, May 11, 2021 will be transcribed and provided to the Small Craft Harbor Commission. Verbal public comments submitted after 5 p.m. on Tuesday, May 11, 2021 will not be provided to the Small Craft Harbor Commission, but will be transcribed and added to the public record.

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



2. **APPROVAL OF MINUTES**

Small Craft Harbor Commission Meeting of April 14, 2021.

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 (VERBAL REPORTS)
  - Crime Statistics
  - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance with Liveaboard Permit Percentages
- b. Marina del Rey and Beach Special Events (VERBAL REPORT)
- c. Marina Boating Section Report (VERBAL REPORT)
- d. Marina del Rey Maintenance Report (VERBAL REPORT)

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- a. Marina del Rey Boating Safety Discussion - Members of recreational and commercial boating organizations related to the water are invited to speak to the Commission about safety issues related to the boating and recreational water activities or any comments and concerns. (PRESENTATION)
- b. Charter Boat Activity in Marina del Rey (PRESENTATION)
- c. Parcel 102 (Marina 41) Proposed Lease Amendment No. 1 to modify the insurance requirements (ENDORSEMENT)

8. **STAFF REPORTS**

- Ongoing Activities (VERBAL REPORTS)
  - Board Actions on Items Relating to Marina del Rey
  - Regional Planning Commission 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
- Dock 55 Management

9. **ADJOURNMENT**

**PLEASE NOTE**

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

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

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

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

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

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

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

Si necesita asistencia para interpretar esta informacion llame al (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](mailto:rstassi@bh.lacounty.gov).

**SMALL CRAFT HARBOR COMMISSION MINUTES  
VIRTUAL MEETING  
APRIL 14, 2021**

**Commissioners:** Richard Montgomery, Chair; David Lumian, Vice-Chair; Allyn Rifkin, Nathan Salazar

**Department of Beaches and Harbors (DBH):** Gary Jones, Director; Amy Caves, Deputy Director; Steve Penn, Chief of Asset Management Division; Susana Graether, Chief Property Manager; Phyllis Bordenave-Priestley, Senior Real Property Agent

**County:** Joseph Abdelkerim, Deputy County Counsel

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

Chair Montgomery called the virtual meeting to order at 10:00 am, followed by the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

**Item 2 - Approval of Minutes**

Motion to approve February 10, 2021, Meeting Minutes and March 11, 2021, Special Night Meeting Minutes by Mr. Rifkin, seconded by Mr. Salazar.

**Ayes: 3 – Chair Montgomery, Mr. Rifkin, and Mr. Salazar**

**Item 3 – Communication from the Public**

Pam Gore provided an update on COMCA's Dock 55 Committee, spoke about the over-saturation of Dock 55 and the need for additional commercial charter pick-up locations.

Mollie Pearlman, Blue Pacific Yachting, spoke about their difficulties from reducing the number of boats due to lack of mooring space. She explained that they provide water access to the public by offering bareboat charters, requiring additional space to review those charters adequately.

Mark Hansen provided an update on his efforts to obtain formal recreational boating protocols and expressed concern about boat racing commencement without any official protocols in place. He requested the commission's assistance to help expedite this issue.

Captain Alex Balian spoke about issues with the over-saturation of Dock 55 and the need for additional pick-up locations.

Tim Riley expressed concern about Councilman Bonin's motion to use Fisherman's Village parking lot for temporary housing for the homeless. He stated that having the homeless in encampments in the Marina will have a severe negative impact on the visitor-serving businesses. He further noted that the City of Los Angeles should explore better-suited locations and long-term solutions.

Chair Montgomery clarified that Fisherman's Village parking lot is not the proposed location for the temporary housing for the homeless and stated that this matter would be discussed under agenda item eight.

Anne Eubanks spoke about the San Diego recreational boating protocols and encouraged their adoption.

Greg Schem spoke of the importance of collaborative boating and asked that the commission keep this in mind when making recommendations to the Board of Supervisors (BOS).

Chair Montgomery thanked Vice-Chair Lumian for his assistance during the special night meeting due to his early departure.

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

Mr. Salazar disclosed his communication from BOS, Hilda Solis' office (District One) regarding the Anti-hate Program.

Mr. Rifkin disclosed his communication with BOS, Shiela Kuehl's office (District Three) regarding the Michael Bonin motion, and they stated that they have not been in contact with his office.

Vice-Chair Lumian disclosed his attendance at the Marina del Rey Convention and Visitors Bureau meeting and the CA State Park, CA Coastal Commission, and Bay Foundation workshop for the dockwalker training.

Chair Montgomery disclosed his communication with Mark Hansen, Pam Gore, and Supervisor Janice Hahn's staff regarding Mike Bonin's motion.

#### **Item 5a – Marina Sheriff**

Sergeant Carlson spoke about their new body cameras, boat fire and provided the Crime Stats report. He mentioned their efforts to assist the homeless and their preparation of deputies to respond to any protests arising due to verdicts.

Vice-Chair Lumian inquired about the location of the boat fire and the source of the fire.

Sergeant Carlson replied that the fire occurred at Burton Chace Park, and the arson investigation determined that it originated from a propane device.

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

Steve Penn apologized on behalf of Carol Baker for her absence and reported that staff is currently working on summer programming, specifically on the pilot drive-in movie program. Additionally, COVID-19 safe programming coming soon are Beach Eats to Go and small group fitness programming, along with the Farmer's Market.

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

Michael Blenk reported that Anchorage 47 has two 38-feet, two 34-feet, five 24-feet, and two 22-feet vacant slips. Parcel 77 powerboat storage is completely full, and Mast-Up storage has 40 spaces available. To reserve space for a sailboat on a trailer, call 424-526-7980.

**Item 5d – Marina del Rey Maintenance Report**

Jose Bedolla reported that his staff immediately repaired boat fire damages at Burton Chace Park, mentioned by Sergeant Carlson. Maintenance staff relocated the burned vessel to the boatyard with the help of the sheriff. He also noted the removal of a homeless person's items (approximately 900 lbs) from the breakwater. Lastly, he reported the sanding and repainting of all picnic tables at Chace Park, purchasing new keypads for the docks' gates, and that the pump-out stations are currently operational with continuous monitoring.

Mr. Salazar and Chair Montgomery thanked Jose Bodella and his staff for their efforts.

**Item 7a –. Special Night Meeting Summary**

Steve Penn presented the staff report and announced the upcoming Annual Boating Safety Meeting.

Vice-Chair Lumian stated that the Special Night Meetings are valuable exercises conducted annually and look forward to hearing from the Marina del Rey recreational organizations.

Chair Montgomery stated that he finds the summary very useful.

Mr. Rifkin stated that it's helpful to have night meetings, and he enjoys reviewing the notes along with the strategic plan goals and should follow through with addressing the comments.

Mr. Salazar would like to hear more about COMCA's efforts in organizing charter boating in the Marina.

**Item 8 – Staff Reports**

Steve Penn presented the staff report.

Chair Montgomery stated that there's confusion about agenda item eight and asked county counsel for advice on proceeding with discussion of Mike Bonin's motion on homeless temporary housing on Fisherman's Village parking lot since it is not on the agenda.

Joseph Abdelkerim replied that the standing item on the agenda regarding Fisherman's Village is only regarding redevelopment. He advised that public comment is allowable; however, any in-depth discussion needs to be placed on a future meeting agenda.

Janet Zaldua objected to Mike Bonin's motion and stated that it would be detrimental to the visiting serving businesses and suggested that they find a more suitable location to house the homeless.

Tim Riley stated that this issue needs additional consideration; Marina does not have the resources to place the tiny homes, and the Marina is a tourism-based community.

Greg Schem reaffirmed the previous speakers' comments and expressed concern about the motion and the inability of the Marina to provide services for the homeless.

Rick Carmody spoke about the increase of homeless in the Marina and surrounding areas and the crime and safety issues it has brought to the community and strongly opposed the idea.

Kathe Basse expressed concern for the community and suggested placing this item on a future agenda.

Mr. Salazar spoke about the safety video discussed at a previous boating safety meeting and inquired about its status.

Vice-Chair Lumian requested the upcoming boating safety meeting date and expressed concern for the lack of formal response from public health regarding protocols. He suggested that Chair Montgomery follow up with Supervisor Janice Hahn's office (District four). He also inquired about the survey/assessment of possible docking spaces for commercial boating, expressed concern about Mike Bonin's comments, and suggested inviting him and staff to a future meeting to explain their proposals.

Mr. Rifkin reaffirmed the comments made by the previous commissioners and had no further comments.

Chair Montgomery requested the inventory report on Dock 55 and stated that the Department of Public Health did provide information at Special Night Meeting; however, it was not in details.

Gary Jones stated the report on the charter has been created; however, not ready due to the status of the new transit dock in front of Marriott Hotel on B Basin. He explained that there might be an opportunity for certain charter operations but must be related to the hotel. He further explained that another concern is the management of the commercial docks. Summer is anticipated to be busy, which will present challenges; therefore, the report needs to be fair to all stakeholders. Staff will provide the information as soon as it's ready.

Chair Montgomery stated that DBH and staff are victims of their success and anticipate that the Marina will be busier than ever. He noted that DPH was requested to attend today's meeting to present but unavailable; however, he will ask again. Lastly, he stated his plan to follow up with Supervisor Janice Hahn's staff regarding homelessness and report back.

Steve Penn replied that the Boating Safety Meeting is a regular SCHC meeting on May 12, 2021, at 10 am. He stated that staff has reached out to private boating operators to obtain the boating experience and rental vendors to find out what safety guidelines they offer.

Chair Montgomery requested that staff place holder for possible DPH presentations.

### **Adjournment**

Chair Montgomery adjourned the meeting at 11:30 am.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT  
MARINA DEL REY STATION - PART I CRIMES  
JANUARY 1 - APRIL 30, 2016 vs. 2021



CRIME	AREA	2016	2021	PERCENT CHANGE
CRIMINAL HOMICIDE	Unincorporated	1	2	100.00%
	<b>Total</b>	<b>1</b>	<b>2</b>	<b>100.00%</b>
RAPE	Unincorporated	2	5	150.00%
	<b>Total</b>	<b>2</b>	<b>5</b>	<b>150.00%</b>
ROBBERY	Unincorporated	6	7	16.67%
	<b>Total</b>	<b>6</b>	<b>7</b>	<b>16.67%</b>
AGGRAVATED ASSAULT	Unincorporated	13	19	46.15%
	<b>Total</b>	<b>13</b>	<b>19</b>	<b>46.15%</b>
VIOLENT CRIMES TOTAL	Unincorporated	22	33	50.00%
	<b>Total</b>	<b>22</b>	<b>33</b>	<b>50.00%</b>
BURGLARY	Unincorporated	71	29	-59.15%
	<b>Total</b>	<b>71</b>	<b>29</b>	<b>-59.15%</b>
LARCENY THEFT	Unincorporated	175	214	22.29%
	<b>Total</b>	<b>175</b>	<b>214</b>	<b>22.29%</b>
GRAND THEFT AUTO	Unincorporated	41	46	12.20%
	<b>Total</b>	<b>41</b>	<b>46</b>	<b>12.20%</b>
ARSON	Unincorporated	1	0	-100.00%
	<b>Total</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>
PROPERTY CRIMES TOTAL	Unincorporated	288	289	0.35%
	<b>Total</b>	<b>288</b>	<b>289</b>	<b>0.35%</b>
PART I CRIMES TOTAL	Unincorporated	310	322	3.87%
	<b>Total</b>	<b>310</b>	<b>322</b>	<b>3.87%</b>

Per the FBI Guidelines Homicide, Rape and Aggravated Assault are counted by victim. All other crimes are counted by incident, except Arson which is always counted.

Red depicts +30% increases and green depicts -30% decreases. N/C = Not Calculable

Source: LARCIS 5C UCR Data

Report generated on 05/06/2021





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**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

May 12, 2021

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 5B – MARINA DEL REY SPECIAL EVENTS**

**BURTON CHACE PARK YOGA CLASSES**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Enjoy yoga at the water's edge! Join instructor Marie Noe for an outdoor yoga session and connect with nature and community. Classes are offered to all, regardless of age or ability. Children should be able to follow along or sit quietly with a parent/guardian. Please pre-register for each class by emailing [hello@marianoe.com](mailto:hello@marianoe.com)

Sundays 10:00 a.m. – 11:00 a.m.

Ages: Adult

Fee: \$15 per class

For more information: Call (424) 526-7910 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**DRAWING & PAINTING CLASS**

Online class via Zoom

Mondays

3:30 p.m. – 4:30 p.m.

The Los Angeles County Department of Beaches and Harbors (Department) is offering a FREE drawing and watercolor art class for beginners ages 14 years or older. Registration is required on a first-come, first served basis. Please pre-register for each class by emailing [chacepark@bh.lacounty.gov](mailto:chacepark@bh.lacounty.gov).

For more information: Call (424) 526-7910 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)



**BURTON CHACE PARK CARDIO CLASSES**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Jumpstart your cardio workout by incorporating dance into the mix! Join instructor Luly Rivas Michell for multi-week, full-body cardio classes that are filled with fun. Fun & Fit classes are offered for Preschoolers, and Cardio Dance for adults. Class size is limited to 15 people, and registration is required on a first-come, first served basis. Please pre-register for each class by emailing [lulyrivasmitchell@gmail.com](mailto:lulyrivasmitchell@gmail.com).

**Cardio Dance**

Mondays and Wednesdays 9:30 a.m. – 10:30 a.m.

Ages: Adult

Fee: \$15 per class

**Fun & Fit**

Fridays 9:00 a.m. – 9:45 a.m.

Ages: 3 – 5 years old

Fee: \$10 per class

For more information: Call (424) 526-7910 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**BURTON CHACE PARK ZUMBA**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Tuesdays and Wednesdays

4:30 p.m. – 5:30 p.m.

Ditch your boring workout and join the Department's FREE outdoor Zumba class at Burton Chace Park! Class size is limited to 10 people, and registration is required on a first-come, first served basis. Please pre-register for each class by emailing [chacepark@bh.lacounty.gov](mailto:chacepark@bh.lacounty.gov).

For more information: Call (424) 526-7910 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**BEACH EATS TO GO - GOURMET FOOD TRUCK EVENT**

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey

Thursdays starting May 13, 2021

5:00 p.m. – 9:00 p.m.

The Department will host a “to go” gourmet food truck event in Marina del Rey that offers a variety of delectable savory foods. Order online at [bestfoodtrucks.com/beacheatstogo](http://bestfoodtrucks.com/beacheatstogo) and then pick up your delicious food “to go”. A

face cover and physical distancing of at least 6 feet from others are required. The weekly assortment of food trucks will vary along with menu options, such as gourmet burgers, hot dogs, tacos, lobster rolls, and more.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**MARINA DEL REY FARMERS' MARKET**

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey  
Saturdays  
Senior Hour: 8:00 a.m. – 9:00 a.m.  
Regular Market Hours: 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 prepackaged foods and much more! Paid parking is available for 25 cents for every 10 minutes. A face cover and 6-foot physical distancing from others is required.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**W.A.T.E.R. YOUTH PROGRAM SAILING CLASSES**

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Los Angeles County Lifeguards will instruct the Department's sailing courses that teaches students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. Students will learn to sail on 14-foot Capri sailboats (with main sail and jib) and Laser sailboats. In the final days of the session, students may get experience on Catalina 275 Sport.

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

**2021 Afternoon Sessions:**

All Levels: May 10 – 14; May 17– 21; May 24 – 28; May 31 – June 4; and  
June 7 – June 11

Ages: 11 - 17 years old

Time: 1:00 p.m. – 5:00 p.m.

Class Size: 6 – 10 students with 3 Lifeguard instructors

Level: All levels

Fee: \$250 for 5-day session

**2021 Summer Session:**

Beginning: June 14 – June 18; July 5 – July 9; July 26 – July 30; and August 16 – 20

Beginning/Intermediate: June 21– June 25; July 12 – July 16; August 2 – August 6; and August 23 – August 27

Intermediate/Advance: June 28 – July 2; July 19 – July 23; August 9 – August 13; and August 30 – September 3

Time: 10:00 a.m. – 4:00 p.m.

Ages: 11 – 17 years old

Class Size: 6 – 10 students with 3 Lifeguard instructors

Level: All levels

Fee: \$355 for 5-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) 526-7888 or visit [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)

**SUNSET SERIES REGATTAS 2021**

Marina del Rey

Wednesdays, May 26 - September 8, 2021\*

6:00 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 6:00 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

\*No racing on August 11, 2021

For more information: Call (310) 823-4567

GJ:CB:da



Caring for Our Coast




**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

May 12, 2021

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 7a –MARINA DEL REY BOATING SAFETY DISCUSSION**

Item 7a on your agenda is the Marina del Rey Boating Safety Discussion. Members of recreational and commercial boating organizations related to the water are invited to speak to the Commission about safety issues related to the boating and recreational water activities or any comments and concerns.

GJ:AC:SP  
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*Los Angeles County Sheriff's Department*

# ***Marina del Rey Station***

## **Boating Safety**



# First Step to Boat Safety

## Get Your California Boater Card!

The California Boater Card shows that its holder has successfully taken an approved boating safety course and passed the corresponding exam





# How do you get the card?

*You can apply now at  
[www.CaliforniaBoaterCard.com](http://www.CaliforniaBoaterCard.com).  
The lifetime card fee will be \$10.*

*As of the January 1, 2021 Boaters who are 40  
years of age or younger are required to carry  
a boater card issued by California State Parks  
Division of Boating and Waterways (DBW).*

*California Harbors and Navigation Code  
Section 678.11(b)*



# Second Step Wear P.F.D.

When should you wear a life jacket?

The best answer is: whenever you're in or around the water, not just operating a boat.

However, a PFD should always be worn while boating, and especially when boating in dangerous conditions.



# Examples of when to wear PFD

## Should wear:

- Kayaking
- Paddle boarding
- Sailing
- Recreational Boating
- Occupational Boating
- Fishing
- Working on docked boats or on docks

## Required to wear:

- Jet Skiing, Personal Watercraft
- Anyone being towed behind a vessel
- Every child under 13 years of age



# How To Properly Fit a Life Jacket

- Check Jacket Label for the appropriate weight or chest size
- Put the jacket on
- Buckle all straps and tighten or zip up all zippers
- Have the wearer lift their arms over head and gently lift them by the top of the life jacket arm openings.



# Stand up Paddleboarding and kayaking

*You should always wear a Life Jacket*

*Bring a buddy*

*Wear a whistle*

*Wear Bright Colors*

*Avoid boats and hold a steady course near boats*

*Hug the starboard side of the channel*



# Boater Tips For Safety

*As a beginner, never go boating on your own!!!*

*Practice your new boating skills in calm, protected waters before trying more difficult waters!*

*Once on the water, keep a good lookout for others on, in and under the water.*

*Know the Rules of the Road at Sea!*

*These rules are designed to help you decide immediately what action to take. When something goes wrong, you must act quickly, positively and correctly.*

# Boater Tips For Safety

*Know your boat – what it can and can't do.*

*Don't overload – check the boat manufacturer's capacity plate*

*Secure the boat properly - Stow loose objects*

*Know and respect the weather – heed weather warnings*

*Never operate a boat while intoxicated*

*Operate at safe and legal speeds – watch your wake*

# Boater Tips For Safety

*File a Float Plan with local harbor patrol and a family member. Tell them who you will be with, how long you will be gone, and where you plan to go.*

*Know the rules and regulations of the area you will be navigating.*

*Capsizing occurs on small boats because of sudden weight shifts. Move Carefully!*

*Give Standup Paddleboarders, Kayaks, Jet Skiers divers and swimmers plenty of distance.*

# Boater Equipment Checklist

- ✓ *Valid Registration*
- ✓ *Registration number properly displayed*
- ✓ *Validation decals properly displayed*
- ✓ *Required lights*
- ✓ *Personal Floatation Devices (Wearable)*
- ✓ *Personal Floatation Devices (Throwable)*
- ✓ *Horn or Whistle, Bell*
- ✓ *Adequate bilge ventilation*
- ✓ *Approved Unexpired Visual Distress Signals*
- ✓ *Approved Fire Extinguishers*
- ✓ *Float Plan*
- ✓ *California Boater's Card*



# Boating Under The Influence

*Harbors & Navigation Code 655 is the California statute that prohibits boating under the influence.*

*This section makes it a crime to operate any boat, watercraft, jet ski or vessel while under the influence of alcohol or drugs, or with a BAC of .08 or higher.*





# 1 OUT OF 2 WATER RECREATION DEATHS OF TEENS AND ADULTS INVOLVES THE USE OF ALCOHOL

Source: Howland J, Mangione T, Hingson R, Smith G, & Bell M. (1995). Alcohol as a risk factor for drowning and other aquatic injuries. In Watson R.R., editor. *Alcohol and accidents: Drug and alcohol abuse reviews*. Vol 7, Totowa, NJ: Humana Press, Inc.

*Los Angeles County Sheriff's Department*

# ***Marina del Rey Station***

**Thank you**





Caring for Our Coast



**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

May 12, 2021

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: **ITEM 7b – CHARTER BOAT ACTIVITY IN MARINA DEL REY**

Item 7b on your agenda is a presentation by department staff on Charter Boat Activity in Marina del Rey. Staff will present the current operation at Dock 55 along with an overview of the MdR Specific Plan where "boat charters" are permitted.

GJ:AC:SP  
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May 12, 2021

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: **ITEM 7C – APPROVAL OF AMENDMENT NO. 1 TO MASTER AMENDED AND RESTATED LEASE NO. 3823 TO UPDATE INSURANCE PROVISIONS – PARCEL 102S (MARINA 41) – MARINA DEL REY**

Item 7C on your agenda pertains to Amendment No. 1 for Parcel 102S (Marina 41), which will update the lease's insurance provisions.

Insurance provisions are updated every five years. The next insurance adjustment date is March 1, 2025.

The recommended action will incorporate new insurance provisions in fulfillment of County Strategy III.3 - Pursue Operational Effectiveness, Fiscal Responsibility and Accountability, and County Strategy III.3.2 by managing and maximizing County assets.

Attached is a copy of the Board letter that explains the details of the proposed amendment. Your Commission's endorsement of the recommendation to the Board of Supervisors to approve the proposed amendment is requested. Staff will inform the Commission should there be any material change made prior to the letter's submission to the Board of Supervisors for approval.

GJ:AC:SP:SVG:nr

Attachment



June 8, 2021

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

Dear Supervisors:

**APPROVAL OF AMENDMENT NO. 1  
TO THE AMENDED AND RESTATED LEASE NO. 3823  
PARCEL 102S – MARINA 41 - MARINA DEL REY  
(FOURTH DISTRICT) (4 VOTES)**

**SUBJECT**

This Board Letter requests approval of Amendment No. 1 to Marina del Rey Amended and Restated Lease No. 3823 (Restated Lease) for Parcel 102S (Marina 41) to modify the insurance requirements.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed Lease Amendment No. 1 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines and Section 15301 of the State CEQA Guidelines (Existing Facilities).
2. Approve and authorize the Chair of the Board to execute the attached Amendment No. 1 to the above-referenced Restated Lease pertaining to the readjustment of the insurance requirements for a five-year period effective as of March 1, 2020, and ending February 28, 2025.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the proposed Amendment No. 1 will incorporate changes to the Restated Lease's Section 9.3 Liability Insurance.



Ground leases of County-owned property in Marina del Rey generally provide for the periodic review of liability insurance coverage to ensure that the amount of general liability insurance is adequate to protect the County's interests.

Section 9.3 of the Restated Lease provides the amounts of liability insurance required by said Section shall be subject to renegotiation each fifth anniversary of the Lease Effective Date of March 1, 2005.

### **Implementation of Strategic Plan Goals**

The recommended action will incorporate new insurance provisions in fulfillment of County Strategy III.3 - Pursue Operational Effectiveness, Fiscal Responsibility and Accountability, and County Strategy III.3.2 by managing and maximizing County assets.

### **FISCAL IMPACT/ FINANCING**

Upon your Board's approval of the proposed Amendment No. 1, the Department of Beaches and Harbors does not anticipate any impact on the operating budget.

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

Commonly known as the Marina 41, Parcel 102S consists of 624 apartment units, heated outdoor pool and spa, tennis courts, and a covered parking structure. The Restated Lease term will expire on March 31, 2042.

On May 4, 1962, the County and the Lessee's predecessor in interest (Morris Appleman, Norman Beck, and Jerry B. Epstein) entered into the Lease Agreement No. 5576, with an original 60-year term (Lease Term), which was further assigned several times over the years.

On March 3, 2004 your Board approved the assignment of the leasehold interest and option for amended and restated lease (Option Agreement) from Kingswood Village Marina, a California limited partnership (Kingswood), to Archstone-Smith Operating Trust, a Maryland real estate investment trust (Archstone), to facilitate redevelopment at Parcel 102S and extend the Lease Term through March 31, 2042.

The assignment from Kingswood to Archstone was dated March 11, 2004. Archstone exercised the Option Agreement according to its terms and conditions, and on March 1, 2005, the County and Archstone (Assignee to Kingswood) entered into the Amended and Restated Lease Agreement No. 3823 (former Lease No. 5576).

The Amended and Restated Lease was later assigned several times and leasehold ultimately changed to EQR-MARINA DEL REY-I LIMITED PARTNERSHIP, a Delaware limited partnership, and to EQR-MARINA DEL REY-II LIMITED PARTNERSHIP, a Delaware limited partnership.

Amendment No. 1 to Restated Lease No. 3823 has been approved as to form by County Counsel. At its virtual meeting on May 12, 2021, the Small Craft Harbor Commission \_\_\_\_\_ the Department of Beaches and Harbors' recommendation that your Board approve and execute Amendment No. 1.

Leases of County-owned property in Marina del Rey are authorized by Government Code Sections 25536 and 25907.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed Amendment No. 1 is categorically exempt under the provisions of CEQA pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines and Section 15301 of the CEQA Guidelines (Existing Facilities), as the proposed actions involve negligible or no expansion of existing or former use and will not have a significant effect on the environment. In addition, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

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

There will be no impact on current services or projects from your Board's approval of Amendment No. 1.

### **CONCLUSION**

Please have the Chair of the Board of Supervisors sign all three originals of Amendment No. 1 and have the Executive Officer of the Board return two executed copies, as well as an adopted-stamped copy of this letter to the Department of Beaches and Harbors, retaining a copy for your records. Should you have any questions, please contact Natasha Robinson at (424) 526-7742 or [NRobinson@bh.lacounty.gov](mailto:NRobinson@bh.lacounty.gov).



The Honorable Board of Supervisors  
June 8, 2021  
Page 4

Respectfully submitted,

GARY JONES  
Director

GJ:AC:SP:SVG:nr

Enclosure

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

**AMENDMENT NO. 1 TO THE AMENDED AND RESTATED LEASE NO. 3823  
PARCEL NO. 102S – MARINA DEL REY**

THIS LEASE AMENDMENT NO. 1 TO THE AMENDED AND RESTATED LEASE NO. 3823 – MARINA DEL REY ("Amendment" or "Amendment No. 1") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021 (the "Effective Date").

**BY AND BETWEEN                      COUNTY OF LOS ANGELES,**  
**Hereinafter referred to as "County",**

**AND**

**EQR-MARINA DEL REY-I LIMITED PARTNERSHIP,**  
**a Delaware limited partnership, collectively as an**  
**undivided tenant-in-common, together with**  
**EQR-MARINA DEL REY II LIMITED PARTNERSHIP,**  
**a Delaware limited partnership, collectively as an**  
**undivided tenant-in-common,**  
**both are the successors of**  
**ARCHSTONE-SMITH OPERATING TRUST,**  
**a Maryland real estate investment trust,**  
**hereinafter referred to as "Lessee."**

**RECITALS:**

WHEREAS, on May 4, 1962, County and Lessee's predecessors in interest, entered into the Lease Agreement No. 5576 (now referred to as Lease No. 3823, as amended to date, the "Existing Lease") under the terms of which County leased to Lessee's predecessors in interest that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, commonly known as Parcel 102S, which leasehold premises (the "Premises") are more particularly and legally described in Exhibit "A" attached to and incorporated in said Lease; and

WHEREAS, on March 3, 2004, County and Lessee have entered into that certain Option to Amend Lease Agreement (the "Option Agreement"), pursuant to which County granted Lessee an option (the "Option") to amend and restate the Existing Lease in its entirety, upon the terms and conditions more specifically provided herein, including, without limitation, an extension of the Lease Term through March 31, 2042; and



WHEREAS, Lessee has exercised the Option in accordance with the terms and provisions of the Option Agreement; and

WHEREAS, on March 1, 2005, County and Lessee have entered into the Amended and Restated Lease Agreement ("Lease"); and

WHEREAS, Section 9.3 of Article 9 of said Lease provides that the amounts of liability insurance required by said article shall be subject to renegotiation as of each fifth anniversary of the Lease Effective Date as of March 1, 2005 (each, an "Insurance Renegotiation Date"); and

WHEREAS, the parties hereto have reached agreement with respect to the required insurance adjustments and wish to amend the Lease as set forth herein, effective as of March 1, 2020 (2020 Insurance Renegotiation Date) for the five-year period; and

WHEREAS, the parties hereto wish to amend the Lease with respect to the insurance adjustments as set forth herein; and

WHEREAS, all capitalized terms used but not otherwise defined herein shall have the same meanings given such terms in the Lease; and

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

**1. Property Insurance.**

Effective as of March 1, 2020, the first paragraph of Section 9.3 Liability Insurance of the Lease is deleted and replaced with the following:

"Lessee shall maintain in full force and effect during the Term of this Lease, commercial general liability insurance together with premises operations, products, completed operations, advertising, independent contractor and contractual liability coverages, including liquor liability, with a combined single limit of not less than Twenty-Five Million Dollars (\$25,000,000); Lessee agrees that County and its respective Board of Supervisors and members thereof, and County's officers, agents, employees, and volunteers, shall be named as additional insureds under such liability insurance policy or policies."

The remainder of Section 9.3 shall be unmodified and shall continue in full effect.

- 2. Counterparts.** This Amendment may be signed in counterparts. Each counterpart represents an original of this Amendment and all such counterparts shall collectively constitute one fully-executed document.



3. **Miscellaneous.** Except as herein specifically amended, all terms, conditions and provisions of the Lease shall be and remain in full force and effect and are unmodified, and each of the parties hereto reaffirms and re-acknowledges its respective obligations under the Lease as amended hereby. In the event of a conflict between the terms of this Amendment and the terms of the Lease, the terms of this Amendment shall control.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment No. 1 to Lease No. 3823 to be executed by the Chairman of said Board and attested by the Executive Officer thereof, and the Lessee or its duly authorized representative, has executed the same on the date first above written.

**LESSEE**

**EQR-MARINA DEL REY-I LIMITED PARTNERSHIP,**  
a Delaware limited partnership, collectively as an  
undivided tenant-in-common

By: EQR-Marina Del Rey-I GP LLC, a Delaware  
limited liability company, its general partner

By: Archstone Master Holdings LLC, a Delaware  
limited liability company, its member

By: ERP Operating Limited Partnership, its  
member

By: Equity Residential, a Maryland real estate  
investment trust, its general partner

By: Carolee Han

Its: First Vice President

**EQR-MARINA DEL REY II LIMITED PARTNERSHIP,**  
a Delaware limited partnership, collectively as an  
undivided tenant-in-common

By: Marina Del Rey-II GP LLC, a Delaware limited  
liability company, its general partner

By: Smith Property Holdings Columbia Road L.P.,  
a Delaware limited liability company, its member

By: Archstone Master Holdings GP LLC,  
a Delaware limited liability company, its general  
partner

By: ERP Operating Limited Partnership, an Illinois  
limited partnership, its member

By: Equity Residential, a Maryland real estate  
investment trust, its general partner

By: Carole Mon

Its: First Vill resident

**ATTEST:**

**THE COUNTY OF LOS ANGELES**

CELIA ZAVALA,  
Executive Officer  
of the Board of Supervisors

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

By: \_\_\_\_\_  
HILDA L. SOLIS  
Chair, Board of Supervisors

**APPROVED AS TO FORM:**

RODRIGO CASTRO-SILVA,  
County Counsel

By: For Joseph Abdelhadi  
Deputy



EXHIBIT A

LEGAL DESCRIPTION

Marina del Rey  
Lease Parcel No. 102T

All of Parcels 321, 322, 324, 325, 333 to 338 inclusive, 340, 341, 342 and portions of Parcels 308, 309, 319, 320, 323, 332, 339, 343 to 347 inclusive and 349 to 353 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, Pages 53 to 70 inclusive of Assessor's Maps, in the office of the County Recorder of said County, described as a whole as follows:

Commencing at the intersection of the southeasterly line of Parcel 370, as shown on said map, with a line parallel with and 10 feet northeasterly, measured at right angles, from the southwesterly line of said last mentioned parcel; thence South  $36^{\circ} 00' 30''$  East along said parallel line 441.80 feet to the beginning of a tangent curve concave to the southwest and having a radius of 520 feet; thence southeasterly along said curve through a central angle of  $16^{\circ} 54' 54''$ , a distance of 153.52 feet to the true point of beginning; thence North  $53^{\circ} 59' 07''$  East 609.84 feet; thence South  $36^{\circ} 00' 53''$  East 24.33 feet; thence North  $53^{\circ} 59' 07''$  East 246.04 feet to a curve concentric with and 47 feet southwesterly, measured radially, from a curve concave to the southwest, having a central angle of  $23^{\circ} 06' 08''$  and having a radius of 810 feet, said last mentioned curve being tangent at the northwesterly terminus thereof to a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of Parcel 406, as shown on said map, said northwesterly terminus being distant South  $36^{\circ} 00' 53''$  East along said last mentioned parallel line 156.78 feet from a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of said last mentioned parcel; thence southeasterly along said concentric curve 226.71 feet to a radial of said 810 foot radius curve at the southeasterly terminus thereof; thence South  $12^{\circ} 54' 45''$  East tangent to said concentric curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1184.31 feet, tangent to said last mentioned course and tangent to the westerly line of the easterly 3.5 feet of said Parcel 308; thence southerly along said last mentioned curve through a central angle of  $11^{\circ} 29' 49''$ , a distance of 237.64 feet; thence South  $1^{\circ} 24' 56''$  East along a straight line, which passes through the intersection of a line parallel with and 8.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map, with said westerly line, a distance of 120.90 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in said northerly boundary; thence West along said last mentioned parallel line 195.63 feet to a point, distant West thereon 200.00 feet from the easterly line of said last mentioned parcel, said last mentioned point being the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said last mentioned curve through a central angle of  $35^{\circ} 03' 05''$ , a distance of 61.18 feet; thence South  $54^{\circ} 56' 55''$  West tangent to said last mentioned curve 440.96 feet to the southwesterly line of said Parcel 323; thence northwesterly along the southwesterly lines of said Parcels 323, 324,



325 and 332 to the southerly continuation of above described 520 foot radius curve; thence northerly along said southerly continuation 137.20 feet to said true point of beginning.

Except therefrom that portion of said land conveyed to the County of Los Angeles by Quitclaim Deed recorded July 21, 1998 as instrument no. 98-1242203.

Together with a right-of-way for ingress and egress, to be used in common with others, over those portions of Parcels 300, 315, 316, 317, 323 and 326, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight line, 54.85 feet; thence North 35° 03' 05" West to the southeasterly boundary of above described parcel of land; thence South 54° 56' 55" West along said southeasterly boundary to the northeasterly boundary of said Parcel 326; thence northwesterly, westerly and southeasterly along the northeasterly, northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress, to be used in common with others, over those portions of Parcels 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the westerly boundary of above described parcel of land with a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 332; thence North 34° 06' 16" West along said last mentioned parallel line to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36° 00' 30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36° 00' 30" West along said last mentioned parallel line 371.20 feet; thence North 14° 23' 56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52° 40' 22" West along said northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353 and 332 to said westerly boundary; thence northerly along said westerly boundary to the point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer purposes in and across above described parcel of land, within the following described boundaries:

Beginning at the southeasterly corner of above described parcel of land; thence northerly along the easterly boundary of said parcel of land to a line parallel with and 13 feet northerly, measured at right angles, from above described course of West 195.63 feet in the southerly boundary of said parcel of land; thence West along said last mentioned parallel line 228.04 feet to a line parallel with and 13 feet northwesterly, measured at right angles, from above described course of South 54° 56' 55" West 440.96 feet in the



southeasterly boundary of said parcel of land; thence South 54°56'55" West along said last mentioned parallel line 447.61 feet to the northeasterly boundary of that certain easement in said Parcel 323 shown and designated on said map as "30' Access, Fire Access and Harbor Utilities Easement to be reserved by the County of Los Angeles"; thence southeasterly along said northeasterly boundary to said southeasterly boundary; thence northeasterly and easterly along said southeasterly and southerly boundaries to the point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress over that portion of above described parcel of land, within the following described boundaries:

Beginning at the southeasterly corner of above described parcel of land; thence northerly along the easterly boundary of said parcel of land to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West 195.63 feet in the southerly boundary of said parcel of land; thence West along said last mentioned parallel line to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South 54°56'55" West 440.96 feet in the southeasterly boundary of said parcel of land; thence South 54°56'55" West along said last mentioned parallel line to the northeasterly boundary of above mentioned certain 30 foot easement; thence northwesterly along said last mentioned northeasterly boundary to the westerly boundary of said parcel of land; thence southerly along said last mentioned westerly boundary to the southwesterly boundary of said parcel of land; thence southeasterly along said last mentioned southwesterly boundary to the most southerly corner of said parcel of land; thence northeasterly and easterly along the southeasterly and southerly boundaries of said parcel of land to the point of beginning.

Also reserving and excepting unto the County of Los Angeles rights of way for storm drain, access, fire access and harbor utilities purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

#### EXHIBIT A



APPROVED AS TO DESCRIPTION  
3/4 20 04  
COUNTY OF LOS ANGELES  
BY: [Signature]  
LAND SURVEYOR  
Mapping & Property Management Division





Caring for Our Coast

♦ ♦ ♦

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

May 12, 2021

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

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

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

No items related to Marina del Rey were on the April 2021 Board of Supervisors agenda.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

No items relating to Marina del Rey were on April 2021 Regional Planning Commission agenda.

**CALIFORNIA COASTAL COMMISSION CALENDAR**

No items relating to Marina del Rey were on April 2021 California Coastal Commission agenda.

**REDEVELOPMENT PROJECT STATUS REPORT**

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

**DESIGN CONTROL BOARD MINUTES**

The January 2021 meeting minutes are attached.

**MARINA DEL REY SLIP REPORT**

In March 2021, the overall vacancy rate across all anchorages in Marina del Rey stood at 15.0%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 13.7%. The vacancy data by anchorage and slip length are provided in the document 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**

No further updates for this item.



**ILLEGAL BOAT CHARTER ENFORCEMENT**

DBH Code Enforcement Unit continues to monitor and deter illegal charter boat activities at the public launch ramp and Chace Park docks. The County Sheriff's Marina del Rey station and the US Coast Guard have an enforcement program for charter boat activities in Marina del Rey. Members of public are encouraged to report illegal boat charters to the Harbor Master at (310) 482-6000 and USCG at (310) 521-3770 or [SECLALB@uscg.mil](mailto:SECLALB@uscg.mil), or to DBH at [info@bh.lacounty.gov](mailto:info@bh.lacounty.gov).

**DOCK 55 MANAGEMENT**

Pacific Ocean Management (POM) informed DBH that they had a meeting with Pam Gore, president / chair of COMCA, on May 3, 2021, about COMCA's suggestions to improve the Dock 55 management and operation. POM advised that the meeting was productive, and suggestions were well received for consideration. In addition, POM informed that a security program has been implemented at Dock 55 to provide better protection to both the members of public as well as the charter boat operators.

GJ:AC:SP:yw

Attachments (9)

**Marina del Rey Redevelopment Projects Report  
As of May 5, 2021**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>9</b> -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	<p>* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</p> <p>*New promenade improvements, restaurants and amenities.</p> <p>* Wetland public park project (1.46 acres).</p>	<p><b>Massing</b> -- One six-story, 72' high hotel and one five-story 61' high hotel.</p> <p><b>Parking</b> -- 231 parking spaces serving the hotel and wetland park.</p>	<p><b>Proprietary</b> -- Option was approved by BOS on 10/6/15. Lease was executed on July 31, 2017</p> <p><b>Regulatory</b> -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP. On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project. Construction of the hotel began on August 11, 2017, and anticipated completion is expected in early 2021.</p>
<b>10/14 (FF)</b> -- Neptune Marina/ Legacy Partners	Tim O'Brien	<p>* Demolish existing facilities and build 526 apartments.</p> <p>* 161-slip marina + 7 end-ties.</p> <p>* 28 foot-wide waterfront promenade.</p>	<p><b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p><b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)</p> <p>* Replacement of public parking both on and off site.</p>	<p><b>Proprietary</b> -- December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16.</p> <p><b>Regulatory</b> -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project. Project completion is expected in mid 2021.</p>

**Marina del Rey Redevelopment Projects Report  
As of May 5, 2021**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> <li>* Build 5 new visitor serving commercial and dry storage buildings</li> <li>* 82,652 s.f. visitor serving commercial space</li> <li>* 141 slips + 5 end ties and 57 dry storage spaces</li> </ul>	<p><b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed.</p> <p><b>Parking</b> -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p><b>Proprietary</b> -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016. Amended and restated lease was executed on August 24, 2017. Construction began on September 11, 2017. Trader Joe's opened on 4/18/19. Project completion is expected in early 2021.</p> <p><b>Regulatory</b> -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> <p><b>Regulatory Matter:</b> Shared Parking Agreement.</p>
<b>113</b> -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> <li>* Renovation of 981 apartments</li> <li>* Improvements to promenade</li> <li>*</li> </ul>	<p><b>Massing</b> -- Existing buildings to remain.</p> <p><b>Parking</b> -- Existing parking to remain.</p>	<p><b>Proprietary</b> -- Item opened on 9/23/2013. On October 30, 2018, the Los Angeles County Board of Supervisors approved an option for an amended at restated lease. The revised project will include 20% affordable units.</p> <p><b>Regulatory</b> -- The Regional Planning Commission approved an after-the-fact Coastal Development Permit (CDP) for the previous removal of waterbird nests. The appeal of that CDP is expected to be heard by the Coastal Commission in mid 2021.</p>
<b>15</b> -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> <li>* Demolish existing facilities and build 585 apartments</li> <li>* New 8,000 s.f. commercial space</li> <li>* New 241 boat slip marina</li> <li>* New 1,271-Parking space garage</li> </ul>	<p><b>Massing</b> -- Six buildings up to 5 stories and 70' high</p> <p><b>Parking</b> -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p><b>Proprietary</b> -- The lease was executed on 1/30/14. Construction commenced on August 4, 2014.</p> <p><b>Regulatory</b> -- June 30, 2014, demolition of the site commenced. August 2014 --Construction of project is underway. Project completion is expected in early 2021.</p>

## **DESIGN CONTROL BOARD MINUTES**

### **January 20, 2021**

**Members Present:** Meg Rushing Coffee, Member (First District); Steven Cho, Chair (Fourth District); Tony Wong, P.E., Vice Chair (Fifth District)

**Members Absent:** None

**Department Staff Present:** Amy Caves, Deputy Director; Michael Tripp, Planning Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Tor-Ree Jones-Freeman, Secretary

**County Staff Present:** Joseph Abdelkerim, County Counsel; Rob Glaser, Supervising Regional Planner; Clark Taylor, Regional Planner

**Guests Testifying:** Aaron Clark, Armbruster Goldsmith & Delvac LLP; Daniel Taban, Pacific Ocean Management; Dean Gayon, ACRM Architects & Interiors; Sandy Chung, TCA Architects; Kathy Wishard, LRM

#### **1. Call to Order and Pledge of Allegiance**

Chair Cho called the meeting to order at 1:36 p.m. and led the Pledge of Allegiance.

#### **2. Approval of the December 16, 2020 Minutes**

**Moved by Vice Chair Wong, seconded by Ms. Coffee. The December 16, 2020 minutes were approved.**

**Ayes: 3 – Vice Chair Wong, Ms. Coffee, Chair Cho**

**Nays: 0**

#### **3. Consent Agenda**

None

#### **4. Old Business**

A. Parcel 9 – Marriott Courtyard and Residence Inn – DCB # 04-015-H – Consideration of dock gate

Ms. White presented the staff report.

#### **Public Comment**

None

#### **Board Comment**

Vice Chair Wong asked if there were different styles of dock gates located along the promenade, as the gate presented appeared to be different from other gates.

Ms. White responded saying yes.

Vice Chair Wong asked if there were any requirements for this type of gate.

Ms. Tashjian responded that there are no standards for gate designs.

Ms. Coffee asked if the dock gate would only be available to guests of the hotel or if the gate would be open to the public. She also inquired if the gate would be continuously open or if a key would be needed to open it.

Ms. White responded that the gate would be connected to the public transient docks and would be available to the public, and that there would be a locking mechanism for the gate. She deferred to the applicant to provide more information.

Chair Cho inquired about the location of the public docks.

Ms. White responded that the transient docks front the hotel.

Chair Cho inquired about the number of boats that could be accommodated by the transient docks.

Ms. White responded that the transient docks consist of four dock fingers and the number of boats able to use the docks at one time could vary.

Ms. Coffee inquired about the purpose of transient docks.

Ms. White explained that transient docks can be used by the public for an established amount of time.

Ms. Coffee asked if transient docks are similar to boat parking spaces.

Ms. Tashjian agreed and reiterated that the docks would be used like short-term parking for boats.

Ms. Coffee asked for further explanation from the applicant about how the public would utilize the gate.

Ms. Tashjian noted that two applicants were present, Dean Gayon and Aaron Clark.

Mr. Clark introduced the project and explained why the transient docks were created, indicating that the docks were part of a Coastal Commission condition of approval for the development of the adjacent Neptune Marina Apartments. He further explained that in addition to the docks, a portion of Parcel 9U would need to be developed as a public wetland park, which was almost complete. He also noted that there would be no unfettered access through the proposed dock gate from the landside due to safety considerations. The hotel would work with the County to manage the logistics of the dock operations, so there would be control over the vessels using them. Mr. Clark explained that the hotel concierge would serve as the dock master over the anchorage and that the hotel operator was working with the County to develop a public dock management agreement.

Ms. Coffee thanked Mr. Clark for his response.

Vice Chair Wong asked Mr. Clark if a hotel contact would be provided for people who needed to gain access to the docks through the gate.

Mr. Clark responded saying yes. Mr. Clark noted that normally the County would operate the public docks, however, a management agreement was being created between the County and the hotel operator, for the hotel operator to manage the docks. He believed that the docks would play nicely into the experience of the hotel whereby people could utilize the docks, enjoy al fresco dining along the promenade, have access to the wetland park, or go down to the Silver Strand.

Chair Cho asked if there would be an intercom system associated with the docks.

Mr. Clark responded that those details were being worked out and would be resolved before the docks opened to the public. He mentioned that the Department of Beaches and Harbors Asset Management Division was working with the lessee to establish clear protocols for use of the docks.

Vice Chair Wong asked if the design of the gate from the seaside would allow people to exit onto the promenade in case of emergencies.

Mr. Clark responded that the public would be able to get out of the gate and noted that the intent of the gate was to ensure controlled access for people who have reservations to use the docks. Mr. Clark detailed a scenario regarding people that loiter around transient docks in other areas of the Marina, which was why security in the area would be important. He also noted that the adjacent Neptune Marina and Tahiti Marina anchorages were privately sold and there would need to be coordination with all the parties to make sure the transient docks function smoothly.

Vice Chair Wong noted that he worked on a gate design in the Marina where similar discussions occurred.

Ms. Tashjian noted that Mr. Gayon wrote a message indicating he was sorry he has no microphone connection and that Mr. Clark's description was consistent with his understanding of how the gate access would work.

**Vice Chair Wong moved to approve the DCB # 04-015-H, seconded by Chair Cho. There was a delay in roll call for the vote due to technical difficulties. Ms. Tashjian asked for a few minutes to allow Ms. Coffee to return. Ms. Coffee rejoined by phone.**

**Ayes: 3 – Ms. Coffee, Vice Chair Wong, Chair Cho  
Nays: 0**

**The motion was carried.**

B. Parcel 95 & LLS – Marina West Shopping Center – DCB # 20-002-B Consideration of modifications to conceptual design for site redevelopment.

Ms. White presented the staff report.

**Public Comment**

None

**Board Comment**

Chair Cho asked if there were any applicants present for this project.

Ms. Tashjian responded that there were four applicants from the project team: Aaron Clark, Kathy Wishard, Daniel Taban, and Sandy Chung.

Mr. Clark introduced the project team. He noted that discovering new easements on the property were a blessing because the team was able to design a variety of enhancements for the project. He thanked staff for their work on the project and asked Mr. Taban to address the Board.

Mr. Taban introduced himself and thanked the Department for working with his team. He stated that the team was aware of two prior easements that bisected the site, but was recently made aware of an unrecorded Los Angeles Department of Water and Power (LADWP) easement. He then explained conversations the project team had with LADWP and how additional opportunities were identified in regards to the easements. He noted that the site no longer had a limitation to providing a parkway along Via Dolce and as such the team expanded the public space previously on the west side of Building 3 and moved it more towards the west between Buildings 1 and 2. He also noted that Building 3 was also shifted slightly to the west to also open up the gateway park on Via Marina and Washington Boulevard. Mr. Taban stated that the proposed park design was the fourth design iteration and what was presented at the meeting was a culmination of thoughtful design effort and due diligence, which he believed created an overall better project for the community.

Ms. Wishard thanked the team and Ms. White for summarizing the major changes. She agreed that a lot of effort had gone into the corner park design. She noted that there was a placeholder within the corner planter of the gateway park for a park identification sign, and therefore, the planter may need to be adjusted in the future. Ms. Wishard expressed that enlarging the patio of the building adjacent to the park was a nice addition that was incorporated due to the building shift. She stated that before this change, there was an anemic patio space, which now looked like an appropriate scale, allowing more interactions and seating along the park. Ms. Wishard felt that the project team incorporated the majority of comments received regarding the park. Ms. Wishard explained the design intent behind certain elements within the proposed park and the newly proposed mid-block plaza. She explained that the design of the mid-block plaza was similar to the design of the corner park, on a more intimate scale. She noted that there was also a building overhang within the space which would be used as a public patio. Ms. Wishard explained that for Via Dolce, the project team was able to include a parkway with trees along the curb edge while meeting the City of Los Angeles' standards. She also noted that the changes made along Via Dolce allowed the project team to open up the corner and include a larger tented patio space.

Mr. Taban commented that the project team felt that it was appropriate to increase the height of the building floors by approximately one foot, which increased each of the building heights. He explained that the project was still significantly below the 140-foot height limit, but the team was looking to allow more light into the units to make them more enjoyable for residents as they would most likely be spending more time in the units. He also noted other changes that were required due to the building being shifted to the west.



Ms. Coffee commented that the park design looked great, and she appreciated the Applicant's willingness to work with the County on improving the design. She agreed that the current design was stronger and addressed the public in a much more complete way. Ms. Coffee also appreciated the way the project team repeated some of the design vocabulary from the gateway park in the mid-block open space.

Chair Cho responded that the corner park looked very good and incorporating a mid-block plaza instead of the originally proposed driveway improved the project design. Chair Cho noted that Washington Boulevard was a large thoroughfare for bicycles. He then asked the Applicant if the project would have bike parking.

Ms. Wishard responded that the project team anticipated adding more bike parking along the project frontage, along Washington Boulevard. She also stated that the project team intended to scatter bicycle parking near various retail shops so patrons would have immediate bicycle parking in addition to the spaces that were specific to the plazas.

Mr. Clark asked Ms. Chung to comment on how the project team intended to meet code requirements for long-term and short-term bicycle parking.

Ms. Chung indicated that all long-term parking is located within the buildings and short-term parking would be located along the sidewalks.

Mr. Clark asked Ms. Chung to comment on how many short-term bicycle parking spaces versus long-term spaces would be at the site.

Ms. Chung responded that 35 short-term spaces and 88 long-term spaces would be provided, which would include an additional 14 spaces above requirements since the project team would request a 5% reduction in commercial parking.

**Vice Chair Wong moved to approve DCB # 20-002-B, seconded by Ms. Coffee.**

**Ayes: 3 – Ms. Coffee, Vice Chair Wong, Chair Cho**  
**Nays: 0**

**The motion was carried.**

**5. New Business**

None

**6. Staff Reports**

All reports were received and filed.

**Moved by Ms. Coffee, seconded by Vice Chair Wong**

**Ayes: 3 – Vice Chair Wong, Ms. Coffee, Chair Cho**  
**Nays: 0**

**7. Public Comment**

None

**8. Adjournment**

**Chair Cho adjourned the meeting at 2:27 p.m.**

Respectfully Submitted,

Tor-Ree Jones-Freeman  
Secretary for the Design Control Board

Marina del Rey Slip Vacancy Report

Mar-21	17-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC					
P1																			1	5	20.0%	1	5	20.0%		
P7	1	8	12.5%	4	80	5.0%	3	44	6.8%	1	42	2.4%		12	0.0%		7	0.0%	1	21	4.8%	10	214	4.7%		
P8		15	0.0%	1	48	2.1%	7	82	8.5%	1	38	2.6%	1	16	6.3%		7	0.0%		1	0.0%	10	207	4.8%		
P10	3	8	38%	62	85	73%	20	44	45%	4	22	18%										89	159	56.0%		
P12							3	30	10.0%	5	53	9.4%	8	58	13.8%	5	44	11.4%	2	31	6.5%	23	216	10.6%		
P13					3	0.0%	1	33	3.0%	2	70	2.9%	4	36	11.1%	1	36	2.8%	1	8	12.5%	9	186	4.8%		
P15	39	113	34.5%	7	40	17.5%	11	59	18.6%	1	11	9.1%										58	223	26.0%		
P18	9	198	4.5%	3	68	4.4%		41	0.0%		39	0.0%		26	0.0%		18	0.0%		34	0.0%	12	424	2.8%		
P20	9	42	21.4%		59	0.0%	2	21	9.5%		9	0.0%		8	0.0%							11	139	7.9%		
P21	34	121	28.1%	3	51	5.9%					10	0.0%										37	182	20.3%		
P28	2	9	22.2%	48	121	39.7%		54	0.0%	4	22	18.2%	26	68	38.2%	5	24			1	0.0%	85	299	28.4%		
P30	1	8	12.5%	9	70	12.9%	7	51	13.7%	1	33	3.0%		26	0.0%		52	0.0%		55	0.0%	18	295	6.1%		
P41	17	90	18.9%	1	24	4.2%	7	34	20.6%													25	148	16.9%		
P43					5	0.0%	1	63	1.6%	7	48	14.6%	24	70	34.3%	5	37	13.5%	1	36	2.8%	38	259	14.7%		
P44	10	14	71.4%	53	66	80.3%	36	39	92.3%				8	10	80.0%	3	7	42.9%	4	4	100.0%	114	140	81.4%		
A47	7	96	7.3%		77	0.0%	2	28	7.1%		28	0.0%		10	0.0%		1	0.0%		3		9	243	3.7%		
P53	3	23	13.0%	3	28	10.7%	7	35	20.0%	2	21	9.5%										15	107	14.0%		
P54					2	0.0%				3	26	11.5%	1	6	16.7%		7	0.0%	1	14	7.1%	5	55	9.1%		
P111	1	20	5.0%		27	0.0%		2	0.0%		15	0.0%					8	0.0%	2	39	5.1%	3	111	2.7%		
P112	3	100	3.0%					11	0.0%	3	24	12.5%							1	40	2.5%	7	175	4.0%		
P125I	3	24	12.5%	7	49	14.3%	7	93	7.5%	8	50	16.0%		27	0.0%	1	17	5.9%	2	18	11.1%	28	278	10.1%		
P132	7	29	24.1%		3	0.0%	12	68	17.6%	8	58	13.8%	10	45	22.2%	5	39	12.8%		20	0.0%	42	262	16.0%		
Total	149	918	16.2%	201	906	22.2%	126	832	15.1%	50	619	8.1%	82	418	19.6%	25	304	8.2%	16	330	4.8%	649	4327	15.0%	0	4327

**Summation**

Vacancy in 17'-25' 16.2%

Vacancy in 26'-30' 22.2%

Vacancy in 31'-35' 15.1%

Vacancy in 36'-40' 8.1%

Vacancy in 41'-45' 19.6%

Vacancy in 46' to 50' 8.2%

Vacancy in 51' and over 4.8%

**Overall Vacancy 15.0%**

**Vacancy w/o DOUBLES, OUT OF SERVICE slips 13.7%**

Mar-21

	Under Construction	Net Available	TOTAL Mdr	% of TOTAL	CDP MIN THRESHOLD
25' & Less					
Number of Slips	0	918	4327	21%	16%

26'-30'					
Number of Slips	0	906	4327	21%	19%

30'-35'					
Number of Slips	0	1565	4327	36%	18%