



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

SMALL CRAFT HARBOR COMMISSION MEETING **Wednesday, July 14, 2021**

10:00 A.M.

[AUDIO LINK SCHC July 14, 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 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, July, 13 2021 will be transcribed and provided to the Small Craft Harbor Commission. Verbal public comments submitted after 5 p.m. on Tuesday, July 13, 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 June 09, 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. Via Marina Bike Facilities (A presentation on adding bicycle lanes and traffic lane restriping project and associated facilities to Via Marina) (PRESENTATION)
- b. Wayfarer Boater Laundry Room (A presentation by Wayfarer (Parcel 28) lessee on a project converting a boat broker office into a boater laundry room) (PRESENTATION)
- c. Dock 55 Safety Rule Implementation Discussion (A public discussion of implementation of a safety rule to prevent overloading passengers on charter vessels) (DISCUSSION)

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
- Marina City Club Update

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.

SMALL CRAFT HARBOR COMMISSION MINUTES
VIRTUAL MEETING
June 09, 2021

Commissioners: Richard Montgomery, Chair; David Lumian, Vice-Chair; Allyn Rifkin, Nathan Salazar, Bernard Kozacik III

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; Amir Tadros, 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 and led the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

Item 2 - Approval of Minutes

Vice-Chair Lumian reported that Laurie Klaidman's last name was misspelled on page 2 of the meeting minutes and requested the correction.

Motion to approve May 12, 2021 Meeting Minutes by Vice-Chair Lumian, seconded by Mr. Salazar. Chair Montgomery abstained from voting because of his early departure from the meeting.

Ayes: 4 – Vice-Chair Lumian, Mr. Kozacik, Mr. Rifkin, and Mr. Salazar
Abstained: Chair Montgomery

Item 3 – Communication from the Public

Pam Gore spoke of the positive changes she witnessed to the charter operations over the weekend. She asserted that procedural issues are essential and that safety is COMCA's priority. She formally requested that Pacific Ocean Management implement COMCA's Operational procedures of Dock 55 dated April 26, 2021.

Item 4 – Communication with the Commissioners

Mr. Salazar reported his attendance at the inauguration of a large mural in Rosemead, hosted by Supervisor Solis, and congratulated Outrigger Canoe Club for organizing their first safe and successful event.

Vice-Chair Lumian disclosed his communication with Pam Gore, Greg Schem, Richard Windebank, and Steve Cho. He attended the inaugural meeting of the National Navigation Safety Advisory Council, where boating safety issues were a topic.

Chair Montgomery disclosed communication with COMCA.

Item 5a – Marina Sheriff

Sergeant Carlson presented the report.

Mr. Salazar thanked Sergeant Carlson for his efforts.

Pam Gore also thanked Sergeant Carlson and his staff for a great job.

Alicia Koonz, via chat box, congratulated Sergeant Carlson on heroic rescue efforts.

Captain Alex Balian thanked Sergeant Carlson for being a great harbor master and improving the enforcement of illegal charters.

Item 5b – MdR and Beach Special Events

Carol Baker announced the summer programming and the fireworks show. She reported that the fireworks show would require preregistration to limit attendance. The drive-in movies will begin June 18, 2021, with double features and food trucks available. She announced that the water bus starts on June 18, 2021, and will continue through September 6, 2021, with eight stops, and Drum Circles will begin in July on Sundays at Burton Chace Park.

Mr. Rifkin requested a link to the DBH website on the special events report for direct access to events.

Steve Penn replied that the staff would add the link.

Vice-Chair Lumian requested a report on the effectiveness of their outreach efforts of the Fourth of July event to the five supervisorial districts.

Carol Baker replied affirmatively.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 has two 42-feet, two 38-feet, two 34-feet, four 24-feet, two 22-feet vacant slips. Parcel 77 powerboat storage is full, and Mast-Up storage has 32 spaces available. He explained the differences between Parcel 77 and Mast-up Storage.

Vice-Chair Lumian inquired about the vacancies.

Michael Blenk replied that the vacancies are sailboat spaces, and the 100 powerboat spaces are full.

Item 5d – Marina del Rey Maintenance Report

Jose Bedolla reported that staff removed the sea lion deterrent from Dock 55.

Item 6a – Dock 55 Charter Boat Management Meeting

Amir Tadros presented the staff report.

Pam Gore requested the list of legal operators to distribute to operators to distinguish legal from illegal charters.

Vice-Chair Lumian thanked the DBH staff for coordinating the meeting and disclosed his attendance. He reported that the meeting identified radio issues, scheduling, and procedural issues. He further stated that it's his understanding that DBH staff is in discussions with Pacific Ocean Management to implement some of the suggestions provided at the meeting and looked forward to a report at the next meeting.

Mr. Rifkin inquired about the number of charters currently operating out of Dock 55 daily and the capacity for additional charter operators.

Amir Tadros responded that 24 operators are operating 34 vessels. He also explained that the daily amount is unknown; however, Jun Dolor has seven pending applications on his desk; once cleared, there will be 31 operators.

Item 8 – Staff Reports

Steve Penn presented the staff report.

Captain Alex Balian addressed Mr. Rifkin's question and stated that there are 43 charters that pick-up and drop-off from Dock 55, on the weekends and explained that the drop-offs consist of 86 tie-up and departures.

Vice-Chair Lumian asked if the numbers provided by Captain Alex were for one or two days.

Captain Alex replied the numbers reported were for one day.

Mr. Kozacik inquired as to the timing of pick-up and drop-off.

Amir Tadros responded that previously it was 15-minute increments, but that was unsuccessful. Currently, it is in 30-minute increments.

Sergeant Carlson stated that deputies who worked the weekend reported the legal charters are working well together.

Adjournment

Chair Montgomery adjourned the meeting at 10:43 am.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES JUNE 2021



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	Parks 2791	TOTALS
Homicide											0
Rape							1	1			2
Robbery: Weapon											0
Robbery: Strong-Arm											0
Aggravated Assault	1	1		1				1	2		6
Burglary: Residence	1						3		1		5
Burglary: Other Structure	3	1						1	1		6
Grand Theft	10	1	2	2	1		1	3	4		24
Grand Theft Auto	1	2					4	3	1		11
Arson											0
Boat Theft											0
Vehicle Burglary	2	2				1	1	1			7
Boat Burglary											0
Petty Theft	7	5					3		2		17
REPORTING DISTRICTS TOTALS	25	12	2	3	1	1	13	10	11	0	78

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

Source- LARCIS, **Date Prepared** July 6, 2021
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES – JUNE 2021



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape		1
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault		
Burglary: Residence		3
Burglary: Other Structure		
Grand Theft	1	1
Grand Theft Auto		4
Arson		
Boat Theft		
Vehicle Burglary		1
Boat Burglary		
Petty Theft		3
Total	1	13

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

Source- LARCIS, **Date Prepared** July 6, 2021
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- JUNE 2021



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide		
Rape		2
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault	3	3
Burglary: Residence	1	4
Burglary: Other Structure	4	2
Grand Theft	15	9
Grand Theft Auto	3	8
Arson		
Boat Theft		
Vehicle Burglary	4	3
Boat Burglary		
Petty Theft	12	5
Total	42	36

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

Source- LARCIS, **Date Prepared – July 6, 2021**
CRIME INFORMATION REPORT - OPTION 5A



Caring for Our Coast

♦ ♦ ♦

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

July 14, 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
Sundays
10:00 a.m. – 11:00 a.m.

Join instructor Marie Noe for an outdoor yoga session at the water's edge and connect with nature and community. Classes are offered to all, regardless of age or ability for \$15 per class. 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.

For more information: Call (424) 526-7910 or visit 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 and is available on a first-come, first served basis. Pre-register for each class by emailing chacepark@bh.lacounty.gov.

For more information: Call (424) 526-7910 or visit 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! Each class is limited to 10 people. Registration is required and is available on a first-come, first served basis. Pre-register for each class by emailing chacepark@bh.lacounty.gov.

For more information: Call (310) 526-7910 or visit beaches.lacounty.gov

SUNSET SERIES REGATTAS 2021

Marina del Rey
Wednesdays through 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. Sailboats leave the harbor at 6:00 p.m. and the races finish at California Yacht Club at 8:00 p.m.

*No racing August 11, 2021

For more information: Visit visitmarinadelrey.com or call (424) 526-7900

BEACH EATS GOURMET FOOD TRUCK EVENT

14101 Panay Way ♦ Marina del Rey
Thursdays
5:00 p.m. – 9:00 p.m.

The Department hosts a gourmet food truck event in Marina del Rey that offers a variety of delectable savory foods and desserts. Order online in advance at bestfoodtrucks.com or on-site at the truck window. The weekly assortment of food trucks will vary along with menu options, such as gourmet burgers, hot dogs, tacos, lobster rolls, and more. Paid parking is available for 25 cents for every 10 minutes.

Maintaining a safe physical distance from others outside your household and wearing a face mask is highly encouraged.

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

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 prepackaged foods and much more! Paid parking is available for 25 cents for every 10 minutes.

Maintaining a safe physical distance from others outside your household and wearing a face mask is highly encouraged.

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

MARINA DRIVE-IN

Parking Lot #2 ♦ 13477 Fiji Way ♦ Marina del Rey

Fridays and Saturdays through September 4, 2021 and Sunday, September 5, 2021

Showtimes: 5:00 p.m. and 8:00 p.m.

The Department presents Marina Drive-In, where you can enjoy old-school entertainment in the comfort and safety of your own car with members of your household. Movies are featured on two LED screens by the sea in Marina del Rey. Order takeout from local restaurants in Marina del Rey, purchase food on-site from a gourmet food truck, or bring your own food to enjoy.

Tickets are available online only at MDRmovies.com for \$20 per vehicle. Service fees will apply. No buses or RVs.

Maintaining a safe physical distance from others outside your household and wearing a face mask is highly encouraged.

For more information: Visit visitmarinadelrey.com or call (424) 526-7900

MARINA DEL REY WATERBUS

Through September 6, 2021

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop, dine, and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers are welcome on board, but no pets are allowed. The fare is \$1 per person, for a one-way ticket. Paid parking is available at nearby Los Angeles County lots.

WaterBus Schedule:

Fridays: 5:00 p.m. – 8:00 p.m.

Saturdays – Sundays: 12:00 p.m. – 8:00 p.m.
Labor Day: 12:00 p.m. – 8:00 p.m.

For more information: Visit mdr@hornblower.com or call (310) 628-3219

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 Summer Session:

Beginning: July 26 – July 30; and August 16 – 20

Beginning/Intermediate: August 2 – August 6; and August 23 – August 27

Intermediate/Advance: 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

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

MARINA DRUM CIRCLE

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey
Sundays through September 26, 2021
Sessions: 11:30 a.m. – 1:00 p.m. and 1:30 p.m. – 3:00 p.m.

Discover the fun and excitement of interactive group drumming at the water's edge! Drums and other percussion instruments will be provided. Choose from one of two 90-minute sessions that are available for enthusiasts of all ages and skill levels. Pre-registration is required. Get FREE tickets at MDRdrums.com.

For more information: Visit marinadelrey.com or call 424-526-7900

GJ:CB:da



Caring for Our Coast
♦ ♦ ♦

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

July 14, 2021

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 7a – VIA MARINA BIKE FACILITIES PRESENTATION**

Item 7a on your agenda is a presentation on the installation of bicycle facilities along Via Marina from Marquesas Way to the Ballona Creek.

Via Marina is a commuter and recreational route serving residents of the Marina and visitors near and far. Although Via Marina is maintained by the County Department of Public Works (DPW), the Department of Beaches and Harbors (DBH) provides input to the DPW regarding issues that affect the Marina.

After almost four years of being inconvenienced by the detour and construction activity along Via Marina, Marina residents are looking forward to Via Marina being restored. Many Marina residents have reached out to our Department and Supervisor Hahn's office requesting the installation of bicycle lanes on Via Marina to make the roadway safer for bicyclists and to encourage more bicycle usage in the Marina.

In a meeting with DPW, DBH and Supervisor Hahn's deputies, we agreed that the endorsement of this Commission would serve as community consensus for installation of the bicycle facilities on Via Marina, and the DPW would proceed with the installation of the bicycle facilities on Via Marina.

GJ:AC:SP:SVG:pbp



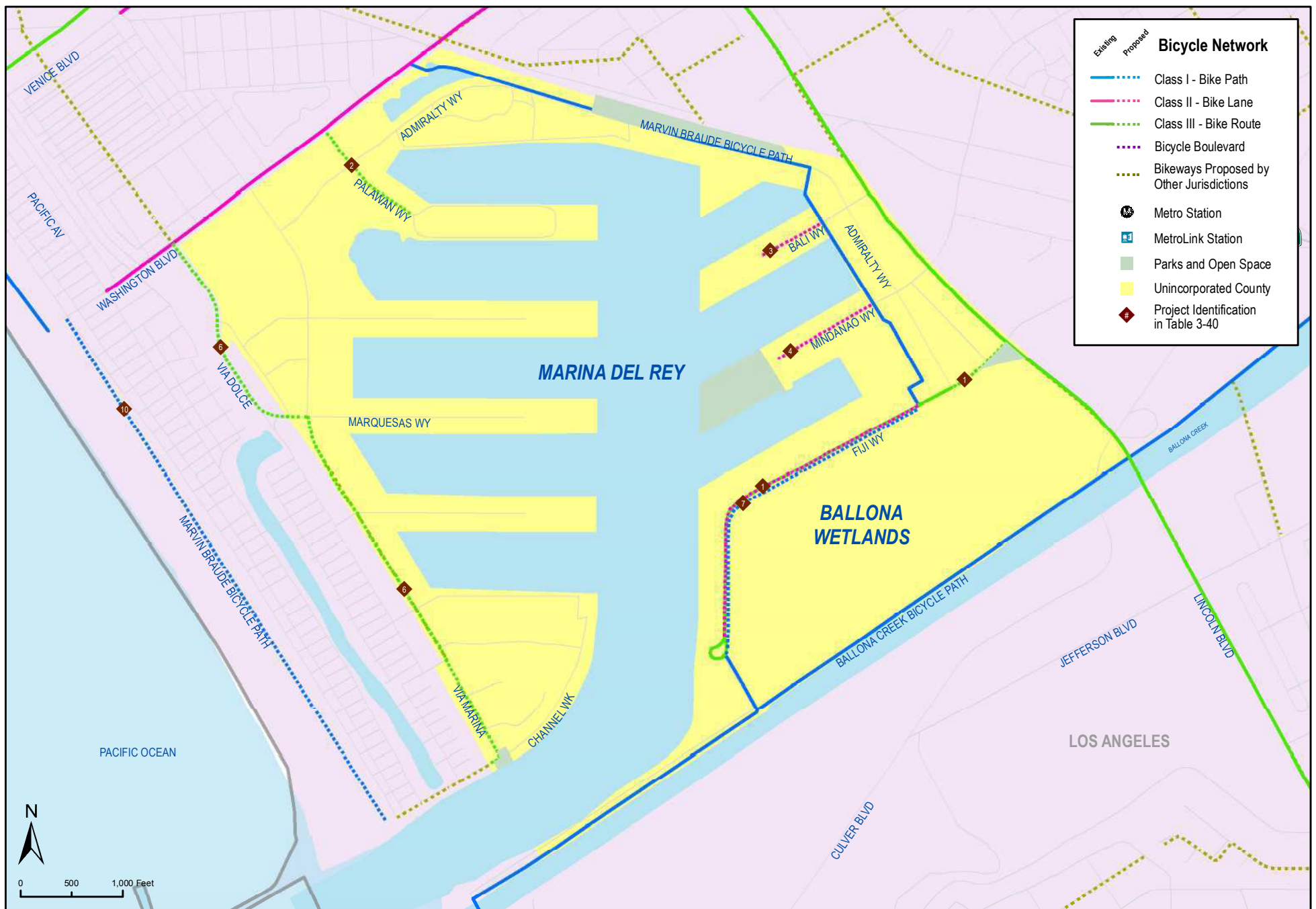


Figure 3-38: Ballona Wetlands and Marina Del Rey Proposed Bicycle Facilities



Caring for Our Coast

♦ ♦ ♦

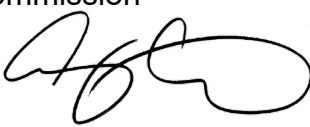
Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

June 14, 2021

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 7b – WAYFARER BOATER'S LAUNDRY ROOM CONVERSION
AMENDED AND RESTATED LEASE NO. 78415 PARCEL 28W
(WAYFARER APARTMENTS AND MARINA) – MARINA DEL REY**

Item 7b on your agenda relates to the Wayfarer (Parcel 28) Lessee's wish to convert a vacant yacht broker's office into a boater's laundry facility.

The Lessee seeks the support of the Small Craft Harbor Commission to commence the onsite boater's laundry room project.

The Lessee's attached letter explains the details of the proposed project.

GJ:AC:SP:SVG:nr

Attachment





June 22, 2021

WAYFARER

Apartments + Marina

Richard Montgomery, Chair
Marina Del Rey Small Craft Harbor Commission
13837 Fiji Way,
Marina del Rey, CA 90292

Dear Chair Montgomery:

We are writing to gain your Commission's support in our ongoing efforts to provide laundry facilities to our marina and boating community at Wayfarer Apartments + Marina (located on Parcel 28 on the Palawan Way mole road). The installation of a boater's laundry facility at Wayfarer Marina would require the conversion of a currently vacant space fronting our waterfront promenade on Basin D that was previously a yacht broker's office (see summary with pictures attached). We completed an exciting full renovation of our apartment complex on November 7, 2018, and completed construction of new state-of-the-industry replacement docks on September 16, 2019. To our knowledge, Wayfarer is the only anchorage in Marina del Rey (certainly the only new one) without boater's laundry facilities located on-site; this is simply unacceptable.

Wayfarer Marina was originally granted a Building Permit (#NC-BLDR200121000335) from the County for a boater's laundry on June 30, 2020, with the description of work listed as "Change of Use from the Yacht Broker to Laundry Room." This permit was then caused to be rescinded by County Regional Planning staff on July 23, 2020, on the grounds that the conversion of a yacht broker's office to a private laundry room does not qualify for a Coastal Development Permit (CDP) exemption. We understand County Regional Planning's decision to cause for rescission of the laundry Building Permit was driven by input received from Coastal Commission staff that the yacht broker's office-to-boater's laundry conversion may constitute an "intensification of use" requiring a CDP. We wholeheartedly disagree. While we do not believe we require a CDP as the boater's laundry should be CDP-exempt (as explained in the attached summary), please note a CDP is not a trivial permit; all in, it would cost at least \$15,000 and would require a public hearing before the County's land use commission, whose decision would be appealable to the Board of Supervisors and the Coastal Commission--a process that could take well over a year.

Wayfarer Marina is actively trying to fulfill the needs of our boating community. Our marina has 325 new docks with 30 live-aboard residents and an urgent need for onsite laundry. We hope that with the support of the Small Craft Harbor Commission we can complete the laundry room project and have a positive impact on the day to day lives of our boating community.

We thank you for your time and consideration.

Sincerely,

Michelle McCarthy
Business Manager
Wayfarer Apartments + Marina

WAYFARER BOATERS' LAUNDRY ROOM CDP EXEMPTION FACT SHEET

CDP EXEMPTION NO. RPPL2020003822

PROJECT NO. PRJ2020-O1169-(4)

Address: 14137 Palawan Way, Marina del Rey 90292 (Parcel 28)

- The Wayfarer Apartments' boat anchorage CDP was approved on consent by the Coastal Commission at its June 9, 2016 meeting (CDP No. 5-15-1426); construction of the anchorage was completed in conformance with this CDP in September 2019.
- Wayfarer's anchorage is the only private boat anchorage in MDR we are aware of that does not have available boater laundry services onsite. Our goal is to provide onsite laundry facilities to our boaters; this will ensure they do not have to engage a third-party laundry service (which is expensive) or continue to be inconvenienced by being forced to take their laundry off site. Onsite boater laundry service is as common a boater amenity as onsite boater shower and bathroom facilities. It's understood that onsite boater laundry facilities are a critical boater-serving use.
- The room selected for the boaters' laundry room was previously occupied by a yacht broker, who has since left the property. The room is located in a perfect location to conveniently serve as a boaters' laundry room, as it fronts directly on Palawan Way facing the anchorage's boat slips in Basin D (see pictures of the interior and exterior of the room attached below).
- The CDP Exemption was correctly issued by the County and should not have been rescinded. There is no intensification of use resulting from conversion of the prior yacht broker's space into a boaters' laundry room that necessitates a CDP. Prior to the Wayfarer apartment complex's renovation (which was completed in 2018), boaters utilized a hodge-podge of existing common laundry facilities that were located in various locations within the apartment complex's garage; those laundry facilities had been allocated for apartment tenants' use but boaters often also used them. As part of the apartment complex renovation, those common laundry facilities were removed in favor of adding individual washers and driers within the apartment units themselves. The goal is to retrofit the prior yacht broker's space (now vacant) into a simple laundry room for boaters' exclusive use. Again, there is no intensification of use presented as the boaters are an existing (protected) user group onsite and the simple conversion of the prior yacht broker's room into a boaters' laundry room does not cause an intensification vis-à-vis the number of boaters already located onsite; the laundry is nothing more than a standard amenity of convenience that will service existing boaters onsite.
- Boaters' laundry permit set first submitted to County 1/21/20 and approved by County on 6/30/2020. CDP Exemption is rescinded by County on 7/23/20.
- County-issued permit #'s related to boaters' laundry room:
 1. RPPL2020003822 (CDP Exemption, which County rescinded in error)
 2. UNC-BLDR200121000335 (building permit)
 3. UNC-MECH200710002109 (mechanical permit)
 4. UNC-PLMB200710002076 (plumbing permit)
 5. UNC-ELEC200710003708 (electrical permit)



Picture of proposed boaters' laundry room exterior.



Picture of boaters' laundry room in relation to Basin D boat slips.



Picture of boaters' laundry room interior (approx. 300 sq. ft.)



Another picture of boaters' laundry interior (approx. 300 sq. ft.)



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

July 14, 2021

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 7c – DOCK 55 SAFETY RULE IMPLEMENTATION DISCUSSION**

Item 7c on your agenda is a public discussion sought by the Department of Beaches and Harbors (DBH) in consideration of implementing a safety rule to prevent overloading passengers on charter vessels.

DBH has recently become aware of a practice at the Marina del Rey Parcel 55 charter dock (Dock 55) using U.S. Coast Guard regulations to enable captains of certain boats to carry a greater number of passengers than would normally be allowed. Accordingly, DBH requested the Dock 55 manager, Pacific Ocean Management (POM), to inform all Dock 55 users that the County will prohibit this practice at Dock 55 beginning August 1, 2021.

DBH has since received many comments in both support and against the prohibition. Therefore, to allow a full assessment of the concerns and impacts, DBH suspended the implementation of said prohibition and decided to report the matter to Small Craft Harbor Commission for public comments and discussion.

sp





Caring for Our Coast

♦ ♦ ♦

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

July 14, 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

On June 08, 2021 the Board of Supervisors authorized the Chair to sign an amendment to the Marina del Rey Amended and Restated Lease for Parcel 102S (Marina 41) (4), pertaining to the readjustment of the insurance requirements for a five-year period effective March 1, 2020 and ending February 28, 2025, the Restated Lease is between the County and EQR-MARINA DEL REY-I LIMITED PARTNERSHIP, a Delaware limited partnership, and EQR-MARINA DEL REY-II LIMITED PARTNERSHIP, a Delaware limited partnership; and find that amendment of the lease is exempt from the California Environmental Quality Act.

On June 08, 2021 the BOS approved the delegated approval for As-Needed Economic Consultants Master Agreements for an initial term of three-years, with four one-year optional renewals effective upon execution by the Director of Beaches and Harbors, at an annual aggregate amount not to exceed \$100,000 for a maximum amount of \$770,000 over the potential total term of 7 years, which is inclusive of an additional 10% annually for unforeseen services.

REGIONAL PLANNING COMMISSION'S CALENDAR

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

CALIFORNIA COASTAL COMMISSION CALENDAR

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

REDEVELOPMENT PROJECT STATUS REPORT

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

DESIGN CONTROL BOARD MINUTES

The April 2021 meeting minutes are attached.



MARINA DEL REY SLIP REPORT

In May 2021, the overall vacancy rate across all anchorages in Marina del Rey stood at 14.7%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 13.4%. 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 the 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, or to DBH at info@bh.lacounty.gov.

MARINA CITY CLUB UPDATE

Following the collapse of a condo tower in Surfside, Florida, the County's Public Works Department has received numerous requests for inspections of various high-rise buildings in the County, including the Marina City Club complex in Marina del Rey. In order to make a determination that any building is unsafe for occupancy, there must be a structural analysis of its integrity and a determination made of what related repairs are needed. Essex, the lessee and operator of the buildings, has advised the County that it has initiated the process of obtaining such a study and is seeking the cooperation of the Marina City Club Condo Owners Association. An inspection by County Department of Public Works on July 1 found no evidence of any major structural damage that would necessitate immediate repair work.

GJ:AC:SP:yw

Attachments (9)

**Marina del Rey Redevelopment Projects Report
As of July 7, 2021**

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	<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>Massing -- One six-story, 72' high hotel and one five-story 61' high hotel.</p> <p>Parking -- 231 parking spaces serving the hotel and wetland park.</p>	<p>Proprietary -- Option was approved by BOS on 10/6/15. Lease was executed on July 31, 2017</p> <p>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, and anticipated completion is expected in July 2021.</p>
10/14 (FF) -- 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>Massing -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p>Parking -- 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>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.</p> <p>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. Project completion is expected in Summer 2021.</p>

**Marina del Rey Redevelopment Projects Report
As of July 7, 2021**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> * Build 5 new visitor serving commercial and dry storage buildings * 82,652 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces 	<p>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.</p> <p>Parking -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p>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. Amended and restated lease was executed on August 24, 2017. Construction began on September 11, 2017. Trader Joe's opened on 4/18/19. The center is beginning to open. KazuNori Sushi opened in June 2021.</p> <p>Regulatory -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p>
113 -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> * Renovation of 981 apartments * Improvements to promenade * 	<p>Massing -- Existing buildings to remain.</p> <p>Parking -- Existing parking to remain.</p>	<p>Proprietary -- 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>Regulatory -- 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 to late-2021.</p>

DESIGN CONTROL BOARD MINUTES

APRIL 21, 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, Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Tor-Ree Jones-Freeman, Secretary

County Staff Present: Joseph Abdelkerim, County Counsel; Clark Taylor, Regional Planner

Guests Testifying: Wayne Espinoza and Jay Fevaro, Tesla Motors, Inc.

1. Call to Order and Pledge of Allegiance

Chair Cho called the meeting to order at 1:30 p.m. and led the Pledge of Allegiance.

2. Approval of the January 20, 2021 Minutes

Moved by Vice Chair Wong, seconded by Ms. Coffee. The January 20, 2021 minutes were approved.

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

Nays: 0

3. Consent Agenda

None

4. Old Business

None

5. New Business

- A. Parcel 42 – Marina del Rey Hotel / Tesla Motors Inc. – DCB # 21-001 – Consideration of Tesla Supercharging station.

Ms. White presented the staff report.

Public Comment

None

Board Comment

Vice Chair Wong asked if reserving parking spaces for Tesla electric vehicle (EV) charging station would meet the parking requirements of the site.

Ms. White deferred the question to Regional Planning for further comment.

Vice Chair Wong asked if the charging stations would be for Tesla cars only or if other vehicles would be able to use the chargers.

Mr. Taylor responded that the Department of Regional Planning (DRP) was still in the process of finding out how the parking spaces would be used. He stated that in general, parking spaces currently available at the hotel could not be set aside for owners of specific vehicle types. DRP would have to review all the previous approvals conditions for the site to understand any parking requirements.

Ms. Coffee requested more information regarding how the stripping plan at the entrance of the hotel related to the Tesla project.

Ms. White noted that the project team would repaint the area for accessibility purposes.

Chair Cho asked if any accessible parking would be removed from the site considering the applicant proposed to repaint the accessible loading zone at the entrance of the hotel.

Ms. White indicated that no accessible parking spaces would be removed.

Chair Cho asked if the project was intended to fulfill an EV charging station requirement for the hotel, or if this was considered a new stand-alone project.

Ms. White deferred the question to Mr. Clark.

Mr. Clark responded that EV charging station requirements apply to new developments only and would not apply to an existing hotel. He stated that a parking permit exists for the site and any conditions of the permit would need to be met with the new development.

Chair Cho asked if after reviewing the parking requirements, DRP determines that the parking cannot be reserved for the EV charging stations, would the Design Control Board's (DCB) approval be negated.

Mr. Taylor stated that if the hotel required a certain amount of spaces and only those spaces were provided at the site, DRP could not approve an entitlement that sets aside six or eight of those spaces for the exclusive use of Tesla owners. In some cases, a site may have more parking spaces available than what is required, in which case the surplus parking spaces could be used for another use. This would need to be evaluated against the overall permit history of the site. DRP accepts DCB recommendations as part of their review, however there are additional aspects of a project that are considered when determining if it is appropriate to approve or deny a project.

Chair Cho stated that any DCB approval at this stage would be related to the aesthetic requirements of the project. DRP would subsequently review the regulatory requirements for the project.

Mr. Taylor agreed with Chair Cho's comment.

Chair Cho indicated that he wanted to reiterate his comment for the record.

Chair Cho asked Ms. Tashjian if there were any applicants present.

Ms. Tashjian responded that there were two applicants who wished to speak, Jay Fevaro and Wayne Espinosa.

Mr. Espinosa addressed the Board regarding comments about the accessible paint at the hotel entrance. He clarified that the project team would add striping to the pavement to delineate which part of the parking lot is ADA compliant. He further clarified that the project team was working with the hotel owner to install the chargers in the valet portion of the hotel parking lot.

Public Comment

None

Moved by Ms. Coffee, seconded by Vice Chair Wong

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

Motion was carried and approved.

6. Staff Reports

All reports were received and filed.

Moved by Ms. Coffee, seconded by Vice Chair Wong

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

7. Public Comment

None

8. Adjournment

Chair Cho adjourned the meeting at 1:50 p.m.

Respectfully Submitted,

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

Marina del Rey Slip Vacancy Report

May-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		8	0.0%	12	80	15.0%	7	44	15.9%	3	42	7.1%		12	0.0%		7	0.0%		21	0.0%	22	214	10.3%		
P8		15	0.0%	1	48	2.1%	5	82	6.1%	1	38	2.6%	1	16	6.3%		7	0.0%		1	0.0%	8	207	3.9%		
P10	3	8	38%	62	85	73%	20	44	45%	4	22	18%										89	159	56.0%		
P12							3	30	10.0%	6	53	11.3%	8	58	13.8%	5	44	11.4%	2	31	6.5%	24	216	11.1%		
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%	54	121	44.6%	2	54	3.7%	5	22	22.7%	29	68	42.6%	11	24			1	0.0%	103	299	34.4%		
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	7	14	50.0%	34	66	51.5%	34	39	87.2%				8	10	80.0%	2	7	28.6%	2	4	50.0%	87	140	62.1%		
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	1	23	4.3%	2	28	7.1%	10	35	28.6%		21	0.0%										13	107	12.1%		
P54					2	0.0%				3	26	11.5%	1	6	16.7%		7	0.0%		14	0.0%	4	55	7.3%		
P111		20	0.0%	1	27	3.7%		2	0.0%		15	0.0%					8	0.0%	2	39	5.1%	3	111	2.7%		
P112	8	100	8.0%				1	11	9.1%		24	0.0%								40	0.0%	9	175	5.1%		
P125I	1	24	4.2%	6	49	12.2%	4	93	4.3%	7	50	14.0%	1	27	3.7%	1	17	5.9%	2	18	11.1%	22	278	7.9%		
P132	4	29	13.8%		3	0.0%	12	68	17.6%	9	58	15.5%	7	45	15.6%	1	39	2.6%	1	20	5.0%	34	262	13.0%		
Total	142	918	15.5%	195	906	21.5%	129	832	15.5%	49	619	7.9%	83	418	19.9%	26	304	8.6%	12	330	3.6%	636	4327	14.7%	0	4327

Summation

Vacancy in 17'-25'	15.5%
Vacancy in 26'-30'	21.5%
Vacancy in 31'-35'	15.5%
Vacancy in 36'-40'	7.9%
Vacancy in 41'-45'	19.9%
Vacancy in 46' to 50'	8.6%
Vacancy in 51' and over	3.6%

Overall Vacancy	14.7%
Vacancy w/o DOUBLES, OUT OF SERVICE slips	13.4%

May-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%