



Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

## SMALL CRAFT HARBOR COMMISSION MEETING Wednesday, September 08, 2021

**10:00 A.M.**

**AUDIO LINK SCHC SEPTEMBER 08, 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, September 07, 2021 will be transcribed and provided to the Small Craft Harbor Commission. Verbal public comments submitted after 5 p.m. on Tuesday, September 07, 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 July 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**

None

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                     |                  |
| - LA City's Report on Temporary Homeless Shelter Sites |                  |

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**  
**July 14, 2021**

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

**Department of Beaches and Harbors (DBH):** 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 and led the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

**Item 2 - Approval of Minutes**

Motion to approve June 9, 2021 Meeting Minutes by Vice-Chair Lumian, seconded by Mr. Rifkin.

**Ayes: 5 – Chair Montgomery, Vice Chair Lumian, Mr. Rifkin, Mr. Salazar, and Mr. Kozacik**

**Item 3 – Communication from the Public**

Pam Gore spoke on behalf of COMCA and mentioned COMCA's multiple attempts to obtain assistance for the struggling small businesses and their efforts to have a safer marina. She also provided proposed solutions for Dock 55 issues and requested a copy of any policy decisions regarding rules and procedures of Dock 55.

**Item 4 – Communication with the Commissioners**

Vice-Chair Lumian disclosed his communication with Laurie Klaidman, Steve Cho, Richard Windebank, and Aaron Clark.

Mr. Kozacik disclosed his communication with Aaron Clark.

Mr. Salazar reported the emails he received from the public.

Mr. Rifkin also reported the emails he received from the public in particular the email from the law offices of Christopher Brainard.

Chair Montgomery disclosed the emails he received from the public.

**Item 5a – Marina Sheriff**

Sergeant Carlson presented the report. Sgt. Carlson informed the Commission that one of his deputies spent several Saturdays at the launch ramp to observe the potential illegal charters. He cancelled several voyages and issued citations and warnings.

Mr. Rifkin inquired about the homeless issues in the marina.

Sergeant Carlson replied that they do not keep Marina del Rey homeless statistics; however, when in contact with the homeless, they offer them pamphlets that provide information regarding free food, mental health services, and shelter.

Pam Gore thanked Sergeant Carlson for his efforts.

Vice-Chair Lumian thanked Sergeant Carlson, requested to attend the signage meeting, and agreed with him regarding the jet ski and on the water rentals.

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

Carol Baker provided an update on the 4<sup>th</sup> of July fireworks show (sponsored by Supervisor Janice Hahn) and thanked Catrina Love and the staff for their hard work. She reported that the Drum Circles in the Park, the drive-in movies (sponsored by Supervisor Janice Hahn), Beach Eats, the water sailing camp, and the Waterbus are doing well.

Vice-Chair Lumian inquired about the report on the effectiveness of their outreach efforts of the Fourth of July event by the five supervisorial districts.

Carol Baker replied that they have the data; however, they haven't completed the report and will be provide it at the next meeting.

Captain Alex Balian reported that the 4<sup>th</sup> of July celebration was great, but pointed out several illegal anchors.

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

Michael Blenk reported that Anchorage 47 has two 42-feet, three 38-feet, two 34-feet, six 24-feet, three 27-feet, two 22-feet vacant slips available. Parcel 77 powerboat storage is full, and Mast-Up storage has 48 spaces available.

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

Seth Curtis reported continuing with the administration building landscape and working on the Bird Wire project at Mother's Beach.

**Item 6 – Old Business**

None

**Item 7a – Via Marina Bike Facilities**

Barry Kurtz of DBH presented the staff report, and Daniel Quintana of the Los Angeles County Department of Public Works presented the Interim Bike Lane Improvements.

Mr. Salazar mentioned a complaint letter from a resident concerning the length of construction and possible traffic obstruction.

Daniel Quintana replied that the project consists of signage and striping and maintains the Venice Dual Force Main Project configuration. He explained that the duration of the work is

short and daytime only. He further explained that striping trucks would block the road for a short period of time, and the entire work will be completed in a couple of weeks.

Vice-Chair Lumian stated his relief about the project's length of completion and asked why the project isn't being completed simultaneously with the Venice Dual Force Main Project.

Daniel Quintana replied that Dual Force Main wants to complete their project since it took longer than expected.

Vice-Chair Lumian liked the bike lanes, opposed road diets, and opposed the project's extension. He stated that the two-week completion sounds good.

Mr. Rifkin inquired if there's a way to charge the City of Los Angeles for the cost of the implementation of the bike lane.

Daniel Quintana replied that it's his understanding that they are only required to restore what was already in existence. The bike lane is an enhancement and would not apply.

Mr. Rifkin asked Barry Kurtz about safety signage that could be implemented during the construction.

Barry Kurtz replied that if Public Works wanted to install 'share the road' signs and asked Daniel to respond.

Daniel Quintana replied that with the area being a traffic control area, they could evaluate the existing traffic controls and add 'share the road' signs. It would take about a week to coordinate, but given that the project is coming to an end, they would have to check with the project team to see if we would be demobilized already but will try to coordinate.

Mr. Kozacik clarified that the alternative is to have two lanes in each direction with one wide lane; we're just marking one lane sharing with bikes and adding a bike lane.

Barry Kurtz replied affirmatively and stated that on Fiji Way, all it took to widen a direction was to stripe a bike lane, and there was no impact to traffic in that direction. It's the road diet that is controversial and requires further analysis and therefore agrees with Public Works on this project.

Susanne Cumming expressed her gratitude to Supervisor Janice Hahn and all involved in making this project possible.

Chair Montgomery stated his disapproval of the road diet and expressed his approval for the project.

**Motion to endorse Via Marina Bike Facilities with the work to be completed in two weeks by Vice-Chair Lumian, seconded by Mr. Kozacik, unanimously approved.**

**Ayes: 5 – Chair Montgomery, Vice Chair Lumian, Mr. Kozacik, Mr. Rifkin, and Mr. Salazar**

**Item 7b – Wayfarer Boater Laundry Room**

Benjamin Mount, of Legacy Partners, the lessee and manager of Parcel 28-Wayfarer Apartments+Marina, presented the staff report.

Vice-Chair Lumian spoke in support of the project.

Mr. Kozacik spoke in favor of this project and stated that Wayfarer tenants should have these facilities.

Pam Gore stated that as a liveaboard at Wayfarer the Commissioners should approve this project.

**Motion to write a letter to the Coastal Commission expressing SCHC's unanimous support and asking Coastal Commission to grant permission to Wayfarer to proceed with the boater laundry facility, seconded by Mr. Kozacik, unanimously approved.**

**Ayes: 5 – Chair Montgomery, Vice Chair Lumian, Mr. Kozacik, Mr. Rifkin, and Mr. Salazar**

Vice-Chair Lumian requested that a letter on behalf of the SCHC be sent to the Coastal Commission stating SCHC's unanimous support of this project.

Mr. Salazar requested to review the draft before sending it to the Coastal Commission.

Chair Montgomery asked staff to send the draft to Mr. Salazar for his review.

Amy Caves replied affirmatively.

**Item 7c – Dock 55 Safety Rule Implementation Discussion**

Steve Penn presented the staff report.

Chair Montgomery clarified that the County prohibiting the bareboat practice at Dock 55 beginning August 1<sup>st</sup> has been suspended until DBH staff has a chance to evaluate further.

David Weil mentioned lawsuits filed against bareboat charter operators.

Gustavo Santi spoke of his bareboat charter operations at Dock 55 and his hardships due to the ban on bareboat charters.

Brittany Emery spoke of the bareboat charters prohibition and its impacts on her business and her customers.

Darryl Aken spoke about his issues with his new bareboat permits issued in April 2021, his problems with operating from Dock 55, and he requested that DBH staff support water taxi operators.

Chris Medinger summarized his business, Blue Moon Dolphin Cruises, and mentioned his issues with other operators failing to adhere to Dock 55's schedule and rules. He requested that the Commission focus on the individuals that fail to adhere to the policies and provide the charter operators with clear guidance that are consistent.

Captain Bill Austin spoke against the recent bareboat charter ban and provided positive reasons to keep bareboat charters.

Captain Joel Eve stated that bareboat charters are a viable industry when operators follow the rules.

Marc Andelman spoke in favor of the bareboat charters and suggested that the focus shift to improving the smooth operation of the dock. He mentioned his request to investigate any parties using tactics, including blocking the dock with their boat to deliberately impede dock operations.

Ben Wang, a charter operator at Dock 55, expressed his strong opposition to the County's decision to close off the bareboat charters. He stated that overloading is not an issue on Dock 55.

Chair Montgomery reminded the speakers that Steve Penn announced that there will be no enforcement against bareboat operation on August 1, 2021.

Captain Skip Rutzick, a charter operator, gave a brief description of his business and vessels, spoke against bareboat charters and urged the County to stop their use of Dock 55. He thanked the County for the privilege of being able to operate from this dock in compliance with all federal regulations governing passenger for hire vessels. He stated that he supports legal bareboat charters when and where used properly, and is opposed to illegal bareboat charters on Dock 55.

Christopher Brainard spoke about public safety and disagreed with previous comments made by Amir Tadros regarding bareboat charters.

Rob Kessler spoke about Dock 55's safety and that banning the bareboat charters will create safety issues and requested that everyone work together with everyone's best interest in mind.

Captain Roy Souza stated that all charters working out of Dock 55 meet all US Coast Guard standards. They are insured, professionals operate boats, and there have not been any accidents in the three to four years of operation at Dock 55. He spoke about COMCA's operational rules followed by bareboat charter operators and desire to work with County to improve safety in the marina operations.

William Stoner spoke about Pam Gore's (COMCA) talking points she sent to the speakers she coordinated to attend today's meeting, and explained the elements of bareboat charters.



Captain Mathew Mancini gave a brief description of his business and mentioned that years ago, he began operating out of Dock 55; other charter operation businesses have grown; however, Dock 55 has not and requires expansion. He suggested legalizing illegal charter operators and expanding Dock 55.

LCDR Braden Rostad introduced himself and stated that he recently became the senior investigating officer at US Coast Guard Sector, Los Angeles-Long Beach.

Captain Alex Balian spoke about the unsafe bareboat charter operations in Marina del Rey and noted that not all operators are wrong; however, a more significant portion of operators are cheating. He suggested that DBH staff request that the US Coast Guard investigate as they will provide findings of fact, opinions of the investigating officer, and recommendations. Those recommendations, once approved by a higher authority, will be the things to follow to improve operations.

Vice-Chair Lumian requested a tour of Dock 55 during a busy day and time to see what's going on there. He explained that he's a US Coast Guard licensed captain, and he's been requested to take more than six passengers on a six-pack, and he did, but under special situations. He further explained that it has to be where the charter is hiring him and not the owner of the boat or from the company itself. He stated that he would be surprised that any of the operators at Dock 55 wanting more than six passengers are doing so. He asked if having more than six people on the boat is dangerous and then answered that he wasn't sure, but it depends on the boat. He stated that he heard US Coast Guard references during public comment, which prompted him to look into the Navigation rules. He learned that DBH could make special rules in Marina del Rey, such as the no-wake area in Marina del Rey to prevent boats from going too fast. He explained that the US Coast Guard gives you room to make appropriate adjustments. DBH has that option, but not sure if they should. He added his appreciation for everyone's comments. He stated that the Commission must consider the safety of passengers on the vessels and the dock's ability to hold groups of 12 along with boats. He expressed concern about not having enough commercial anchorages.

Mr. Rifkin asked Steve Penn for clarification of 7c memo and echoed Vice-Chair Lumian's comments regarding commercial docks and parking concerns at Pier 44. He added that he was interested in finding alternatives to Dock 55.

Steve Penn clarified that there is no action required from the Commission; this was a forum for public comment from stakeholders of Dock 55 to comment on this issue. He explained that nothing has changed; the prior prohibition has been suspended. No further action will be taken at this time.

Mr. Salazar identified the difference between prohibition and restriction and suggested that staff implement a restriction about safety in the future.

Chair Montgomery stated that this is the first step and clarified that today's item was to hear everyone's comments to help DBH staff find solutions. DBH will do a study, review and come back in a public meeting. Chair Montgomery noted that there are two sides to this issue, but

we should all get along and make it work safely. He reminded those in attendance that Sgt. Carlson reported out on the impounded boats and fining people for doing things incorrectly. He inquired about the future report.

Steve Penn replied that staff will report back.

### **Item 8 – Staff Reports**

Steve Penn presented the staff report.

Vice-Chair Lumian asked if there were other buildings in the marina undergoing inspection in light of the tragedy in Florida.

Steve Penn replied that a motion passed on Tuesday that requested that Public Works collaborate with the Assessor's Office to identify the high-rise buildings in Marina del Rey. The next step is to require the building owners to conduct the structural assessment.

Vice-Chair Lumian inquired about the Marina City Club inspection.

Steve Penn replied that Public Works conducted a preliminary inspection, and based on their findings, there is no immediate structural compromise.

Vice-Chair Lumian inquired about in-person meetings.

Steve Penn replied that the in-person meetings might resume in the latter part of this year.

Vice-Chair Lumian requested advance notice of the in-person meetings.

Captain Alex Balian requested a Fisherman's Village update.

Steve Penn replied that the lessee has not provided a proposal. He explained that the ground lease agreement doesn't expire till 2027, which means the County can only encourage the lessee and reach out to the lessee to inquire about its plan. The County does not have a contractual remedy to force the lessee to provide a new plan.

Mr. Salazar requested an update on Mike Bonin's homeless shelter proposal.

Steve Penn replied that he does not have that information; however, he will convey the request to the Director for an update at a future meeting.

Vice-Chair Lumian requested to have the educational and safety requirements for boat rentals, paddle boats, jet skis, and any other rental boats on a future agenda.

### **Adjournment**

Chair Montgomery adjourned the meeting at 12:29 p.m.

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT  
MARINA DEL REY STATION  
PART I CRIMES JULY 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											0
Robbery: Weapon									1		1
Robbery: Strong-Arm							1				1
Aggravated Assault	1							1	3		5
Burglary: Residence	1	1					1		1		4
Burglary: Other Structure						1	4	2	1	2	10
Grand Theft	9		1	3			3	4	1	1	22
Grand Theft Auto	5				1		2	6	2		16
Arson											0
Boat Theft											0
Vehicle Burglary	2						3	1	1	3	10
Boat Burglary											0
Petty Theft	6	4					2	4	2		18
<b>REPORTING DISTRICTS TOTALS</b>	<b>24</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>16</b>	<b>18</b>	<b>12</b>	<b>6</b>	<b>87</b>

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

**Source-** LARCIS, **Date Prepared** August 4, 2021  
CRIME INFORMATION REPORT - OPTION 5A

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 2 CRIMES – JULY 2021



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		1
Aggravated Assault		
Burglary: Residence		1
Burglary: Other Structure		4
Grand Theft		3
Grand Theft Auto	1	2
Arson		
Boat Theft		
Vehicle Burglary		3
Boat Burglary		
Petty Theft		2
Total	1	16

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

**Source-** LARCIS, **Date Prepared** August 4, 2021  
CRIME INFORMATION REPORT - OPTION 5A

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 3 CRIMES- JULY 2021



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
<b>Part I Crimes</b>		
<b>Homicide</b>		
<b>Rape</b>		
<b>Robbery: Weapon</b>		1
<b>Robbery: Strong-Arm</b>		1
<b>Aggravated Assault</b>	1	4
<b>Burglary: Residence</b>	2	2
<b>Burglary: Other Structure</b>		10
<b>Grand Theft</b>	13	9
<b>Grand Theft Auto</b>	5	11
<b>Arson</b>		
<b>Boat Theft</b>		
<b>Vehicle Burglary</b>	2	8
<b>Boat Burglary</b>		
<b>Petty Theft</b>	10	8
<b>Total</b>	<b>33</b>	<b>54</b>

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

**Source-** LARCIS, **Date Prepared – August 4, 2021**  
CRIME INFORMATION REPORT - OPTION 5A



Caring for Our Coast

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**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

September 8, 2021

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

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

**MARINA DRUM CIRCLE**

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

Discover the fun and excitement of interactive group drumming at the Los Angeles County Department of Beaches and Harbors' (Department) Marina Drum Circle event! Drums and other percussion instruments will be provided. Choose from one of two 60-minute sessions that are available for enthusiasts of all ages and skill levels. Pre-registration is required.

Get FREE tickets at [MDRdrums.com](http://MDRdrums.com). If a session is sold out, you can still get tickets in-person, so please join us at the park for the session of your choice.

For more information: Visit [marinadelrey.com](http://marinadelrey.com) or call 424-526-7900

**DRAWING & PAINTING CLASS**

In-person and online class via Zoom  
Mondays  
3:30 p.m. – 4:30 p.m.

The Department is offering a FREE drawing and watercolor art class for beginners ages 14 years or older. In-person classes are limited to ten people and supplies are provided. Registration is required and is available on a first-come, first served basis. 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 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](mailto:chacepark@bh.lacounty.gov).

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

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

**BEACH EATS GOURMET FOOD TRUCK EVENT**

14101 Panay Way ♦ Marina del Rey  
Thursdays through November 18, 2021  
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](http://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.

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

**FISHERMAN'S VILLAGE CONCERT SERIES**

13755 Fiji Way ♦ Marina del Rey  
Sponsored by Pacific Ocean Management, LLC  
Thursdays  
6:00 p.m. – 9:00 p.m.

September 9<sup>th</sup>  
Haile Blackman (Reggae)

September 16<sup>th</sup>  
Weather The Storm (Folk/Singer-Songwriter)

September 23<sup>rd</sup>  
Martin "Sonnie" Bennet (Blues)

September 30<sup>th</sup>  
Ismskzm (Reggae)

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

**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.

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 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](mailto:mdr@hornblower.com) or call (310) 628-3219

### **COVID-19 GUIDELINES**

Maintaining a safe physical distance from others outside your household and wearing a face mask is highly encouraged for the above listed events and activities.

GJ:CB:da



Caring for Our Coast

♦ ♦ ♦

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

September 8, 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 August 10, 2021, the County of Los Angeles Board of Supervisors (BOS) authorized the Director of Beaches and Harbors (Director) to submit applications and execute all required contracts, agreements, reports and amendments to secure grants for County-owned and operated beach and Marina del Rey projects. Programs (3 and 4) from various Federal, State and local agencies, as well as private entities, provided the Board is given advance notification and has an opportunity to object before grant acceptance. Authorize the Director to accept grants as well for County-owned and operated beach and Marina del Rey projects and programs, conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, deed restrictions and amendments, including extensions of time, minor changes in project scope, and alterations in the grant amount, and sign and submit requests for payment of funds.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

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

**CALIFORNIA COASTAL COMMISSION CALENDAR**

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

**REDEVELOPMENT PROJECT STATUS REPORT**

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

**DESIGN CONTROL BOARD MINUTES**

The June 2021 meeting minutes are attached.

**MARINA DEL REY SLIP REPORT**

In June 2021, the overall vacancy rate across all anchorages in Marina del Rey stood at 13.0%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 11.7%. The vacancy data by anchorage and slip length are provided in the document attached.



In July 2021, the overall vacancy rate across all anchorages in Marina del Rey stood at 12.5%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 11.1%. 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).

### **LA CITY'S REPORT ON TEMPORARY HOMELESS SHELTER SITES**

Los Angeles City's Chief Administrative Office released a site feasibility report ("Report") on August 10, 2021. The Report was in response to a City Motion calling for the feasibility study on a list of locations for potential homeless intervention program ("Program") within Council District 11. Among the sites on the list, there are County-operated Will Rogers State Beach parking lot at 1700 Pacific Coast Highway, Dockweiler State Beach parking Lot 3 at 11999 Vista Del Mar, Dockweiler State Beach RV Park at 12001 Vista Del Mar, and County-owned Marina del Rey Lot 2. The Report found the two parking lots at the State Beaches to be infeasible for the Program, while Dockweiler State Beach RV Park and Marina del Rey Lot 2 are still under evaluation. The City's Report is attached to the agenda. Department staff will continue to monitor the situation and apprise the Commission of any developments.

GJ:AC:SP:yw

Attachments (9)

**Marina del Rey Redevelopment Projects Report  
As of September 1, 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 Certificate of Occupancy was issued on August 2, 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 Summer 2021.</p>

**Marina del Rey Redevelopment Projects Report  
As of September 1, 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. The center is beginning to open. KazuNori Sushi, Hiho Burger, and Uovo Pasta are now open to the public.</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>
<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 scheduled to be heard by the Coastal Commission in September 8, 2021.</p>

## **DESIGN CONTROL BOARD MINUTES**

### **June 16, 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; Maral Tashjian, Planning Specialist; Porsche White, Planner; Tor-Ree Jones-Freeman, Secretary

**County Staff Present:** Joseph Abdelkerim, County Counsel

**Guests Testifying:** Richard Hawthorne, Goldrich Kest; David Pascu and Dianne Shapiro, Abramsom Architects; Grace Sullano, SALT Landscape Architects; Erin Erdman, E Squared Lighting

#### **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 April 21, 2021 Minutes**

**Moved by Vice Chair Wong, seconded by Ms. Coffee. The April 21, 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 18 – Dolphin Marina Apartments – DCB #21-002 – Consideration of final site renovation plan.

Ms. White presented the staff report.

#### **Public Comment**

None

#### **Board Comment**

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

Ms. Tashjian responded that there were applicants present for this item. The project team members introduced themselves.

Chair Cho asked if there would be an ADA requirement to have a lift at the far end of the property, near the observation deck.

Mr. Pascu responded that the project had not been submitted yet to the County for Building & Safety review, but he did not believe there would be any ADA requirements for that area. He mentioned that there would be an ADA lift at the front of the property and there are six different exits from the podium which are part of the fire egress.

Chair Cho asked for clarification regarding the project renderings. He stated that the landscape plan showed trees along the Marina facing side of the building, however, the rendering did not. He stated that he was concerned that there were large blocks of stucco walls, whereas in the courtyards, the designs are broken up by landscaping, which softens the building facade.

Mr. Pascu stated that the landscape plan accurately depicted the proposed landscaping.

Ms. Coffee asked the landscape architect's representative whether the plant images in the landscape plan that did not include a number label were part of the project plans.

Mr. Hawthorne clarified that all plants shown in the landscape plan would be found throughout the property and explained that in some cases, groupings of plants were represented by one number.

Ms. Coffee asked whether the applicant considered providing more shade in the courtyard areas, especially the eating areas.

Mr. Hawthorne responded that there was more work that could be done to provide additional areas of respite from the sun. He stated that their intent was not to have full exposure, however, they wanted sun bather areas along with shaded areas covered by moveable umbrellas, fabrics, and/or trellises.

Ms. Coffee noted that she liked Mr. Hawthorne's ideas for additional shade opportunities. She also asked whether irrigation requirements would meet the maximum level of allowable water for the site.

Ms. Sullano responded that most of the plantings had low water usage and any proposed plantings would meet the requirements.

Chair Cho asked the lighting consultant to confirm whether the entrance lights on page 58 of the project plans would be located under an overhang.

Ms. Shapiro confirmed that the lights would be located underneath entry soffits.

**Ms. Coffee moved to approve DCB #21-002, seconded by Vice Chair Wong**

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

## **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 2:06 p.m.**

Respectfully Submitted,

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



Marina del Rey Slip Vacancy Report

Jun-21	17-25			26-30			31-35			36-40			41-45			46-50			51+							
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
P1																			1	5	20.0%	1	5	20.0%		
P7	1	8	12.5%	9	80	11.3%	7	44	15.9%	1	42	2.4%		12	0.0%		7	0.0%		21	0.0%	18	214	8.4%		
P8		15	0.0%		48	0.0%	6	82	7.3%		38	0.0%		16	0.0%	1	7	14.3%		1	0.0%	7	207	3.4%		
P10	2	9	22%	47	85	55%	14	44	32%	4	22	18%										67	160	41.9%		
P12							9	30	30.0%	8	53	15.1%	9	58	15.5%	8	44	18.2%	3	31	9.7%	37	216	17.1%		
P13					3	0.0%	3	33	9.1%		70	0.0%	4	36	11.1%	3	36	8.3%		8	0.0%	10	186	5.4%		
P15	27	113	23.9%	2	40	5.0%	8	59	13.6%		11	0.0%										37	223	16.6%		
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	3	9	33.3%	46	121	38.0%		54	0.0%		22	0.0%	25	68	36.8%	7	24			1	0.0%	81	299	27.1%		
P30	1	8	12.5%	9	70	12.9%	9	51	17.6%		33	0.0%	1	26	3.8%		52	0.0%		55	0.0%	20	295	6.8%		
P41	17	90	18.9%	1	24	4.2%	7	34	20.6%													25	148	16.9%		
P43					5	0.0%	3	63	4.8%	7	48	14.6%	23	69	33.3%	5	37	13.5%		36	0.0%	38	258	14.7%		
P44	5	14	35.7%	25	66	37.9%	28	39	71.8%				7	10	70.0%		7	0.0%	1	4	25.0%	66	140	47.1%		
A47	11	96	11.5%	3	77	3.9%	5	28	17.9%	5	28	17.9%	2	10	20.0%		1	0.0%		3		26	243	10.7%		
P53	1	23	4.3%		28	0.0%	6	35	17.1%	1	21	4.8%										8	107	7.5%		
P54					2	0.0%				2	26	7.7%	1	6	16.7%		7	0.0%		14	0.0%	3	55	5.5%		
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	6	100	6.0%					11	0.0%		24	0.0%								40	0.0%	6	175	3.4%		
P125I	1	24	4.2%	7	48	14.6%	3	93	3.2%	5	50	10.0%	2	27	7.4%	3	17	17.6%	2	18	11.1%	23	277	8.3%		
P132	4	29	13.8%		3	0.0%	10	68	14.7%	9	58	15.5%	2	45	4.4%	1	39	2.6%	1	20	5.0%	27	262	10.3%		
Total	131	919	14.3%	156	905	17.2%	120	832	14.4%	42	619	6.8%	76	417	18.2%	28	304	9.2%	10	330	3.0%	563	4326	13.0%	0	4326

**Summation**

Vacancy in 17'-25'	14.3%
Vacancy in 26'-30'	17.2%
Vacancy in 31'-35'	14.4%
Vacancy in 36'-40'	6.8%
Vacancy in 41'-45'	18.2%
Vacancy in 46' to 50'	9.2%
Vacancy in 51' and over	3.0%

<b>Overall Vacancy</b>	<b>13.0%</b>
<b>Vacancy w/o DOUBLES, OUT OF SERVICE slips</b>	<b>11.7%</b>

Jun-21

	Under Construction	Net Available	TOTAL MdR	% of TOTAL	CDP MIN THRESHOLD
25' & Less					
Number of Slips	0	919	4326	21%	16%

26'-30'					
Number of Slips	0	905	4326	21%	19%

30'-35'					
Number of Slips	0	1564	4326	36%	18%

Marina del Rey Slip Vacancy Report

Jul-21	17-25			26-30			31-35			36-40			41-45			46-50			51+							
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
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P8		15	0.0%		48	0.0%	6	82	7.3%		38	0.0%		16	0.0%	1	7	14.3%		1	0.0%	7	207	3.4%		
P10	1	9	11%	42	85	49%	10	44	23%	4	22	18%										57	160	35.6%		
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P111		20	0.0%	1	27	3.7%		2	0.0%		15	0.0%					8	0.0%	1	39	2.6%	2	111	1.8%		
P112	6	100	6.0%					11	0.0%		24	0.0%								40	0.0%	6	175	3.4%		
P125I	1	24	4.2%	7	48	14.6%	3	93	3.2%	5	50	10.0%	2	27	7.4%	3	17	17.6%	2	18	11.1%	23	277	8.3%		
P132	4	29	13.8%		3	0.0%	10	68	14.7%	9	58	15.5%	2	45	4.4%	1	39	2.6%	1	20	5.0%	27	262	10.3%		
Total	124	919	13.5%	150	905	16.6%	114	832	13.7%	42	619	6.8%	73	417	17.5%	28	304	9.2%	9	330	2.7%	540	4326	12.5%	0	4326

**Summation**

Vacancy in 17'-25'	13.5%
Vacancy in 26'-30'	16.6%
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<b>Overall Vacancy</b>	<b>12.5%</b>
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Jul-21

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30'-35'					
Number of Slips	0	1564	4326	36%	18%

## REPORT FROM

# OFFICE OF THE CITY ADMINISTRATIVE OFFICER

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Date: August 10, 2021

CAO File No. 0220-05734-0029

Council File No. 21-0350

Council Districts: 11

To: The City Council

From: Matthew W. Szabo, City Administrative Officer



Subject: **Report Back on Evaluation of Site Feasibility and Identification of Funding for Potential Homeless Interventions in Council District 11**

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## SUMMARY

On May 26, 2021 the City Council adopted recommendations from the Homelessness and Poverty Committee relative to a Motion (Bonin - Ridley-Thomas, C.F. 21-0350) instructing the City Administrative Officer (CAO) to evaluate site feasibility and identify funding for potential homeless interventions at various locations in Council District 11. These sites include: Will Rogers State Beach at 17000 CA-1; Dockweiler State Beach at Lot 3, 11999 Vista Del Mar; Dockweiler State Beach RV Park at 12001 Vista Del Mar; Marina del Rey at Lot 2, 13477 Fiji Way; a Culver City owned site; privately-owned land near 5000 Beethoven Avenue; Westchester Park; Mar Vista Park; Los Angeles World Airports land; and the West Los Angeles Municipal Building at 1645 Corinth Avenue.

The CAO followed its feasibility process as outlined in C.F. 20-1351 to assess the proposed sites. The CAO worked with the Bureau of Engineering (BOE), the Department of General Services (GSD), and the public and private owners of the sites to determine feasibility. Based on these assessments, the majority of the sites are not feasible for homeless interventions, mainly due to infrastructure constraints. The Marina del Rey and the Dockweiler State Beach RV Park sites are still under assessment, and the Los Angeles World Airports (LAWA) is communicating with the Federal Aviation Administration (FAA) about the feasibility of using airport land for homeless interventions. Finally, the City of Culver City has decided to proceed with a homeless intervention on the site it owns in Council District 5, near the border of Council District 11. Discussions regarding partnering on this effort are ongoing.

Council District 11, like Council Districts 1, 5, 7, and 12, lacks City-owned land that can be used for homeless interventions. For these areas, we should continue to identify privately-owned sites that can be leased for homeless interventions and request that the Los Angeles Housing Department pursue properties under the Project Homekey 2 Program. Most of these districts benefited from Round 1 of Project Homekey. In Council District 11, two motels/hotels were purchased, and are now operating as interim housing.

If the sites under assessment are found to be feasible for homeless interventions, the CAO will

include recommendations for the proposed sites' use and funding in upcoming reports.

## RECOMMENDATIONS

That the City Council note and file the report as no further action is required at this time.

## DISCUSSION

The following sites were assessed and found to be infeasible for the reasons outlined below.

### 1. State Owned Beach Sites for Tiny Homes, Safe Parking, or Safe Sleep

Will Rogers State Beach and Dockweiler State Beach are owned by the State of California and managed by the County of Los Angeles. The BOE assessment determined that these sites are cost prohibitive for the following reasons:

- *Lack of Infrastructure Capacity:* The beach sites were not built for 24/7 residential use, and thus, the sewer infrastructure is not suitable for homeless housing.
- *Lack of Utility Capacity:* The power capacity would have to be increased at both beaches, and the nearest transformer is located 1,000 feet from the sites.
- *Fire Safety:* There are no fire hydrants near these two beaches, and new hydrants would need to be installed as a requirement for residential use.

### 2. Privately Owned Site near 5000 Beethoven Avenue for Safe Sleep

The site is a peninsula of vacant land located southeast of 5000 Beethoven Avenue and is enclosed by the I-90 Freeway, the Ballona Creek, and the Centinela Creek Channel. The BOE assessment determined this site as infeasible for the following reasons:

- *No Access to Site:* The site has no pedestrian or vehicle access.
- *Lack of Nearby Utilities:* Utilities are situated far from the site, and capacity is uncertain. The closest sewer connection is 500 feet away, the closest water source is 800 feet away, and there is no apparent source for power within 1,000 feet.
- *Expensive to Develop:* The terrain is rough and substantially contoured, which would require considerable grading and soil removal to level the site for access and placement of pallets for administrative purposes, hygiene trailers, and tent spaces.

### 3. City Owned Westchester and Mar Vista Parks for Safe Sleep

The Department of Recreation and Parks (RAP) assessed the proposed sites, and recommended that these parks not be used for the following reasons:

- *Sites Are Not Underutilized:* Prior to the pandemic, both Westchester and Mar Vista Parks experienced varied and robust recreational usage. Data from both parks show that on average more than 6,000 youth participants attend and utilize the parks and facilities. The parking lots are needed for pick up and drop off for programming and aquatics. Both parks returned to normal operations on June 14, 2021, and

programming is planned through the end of the fiscal year. The RAP sites that are being used for homeless interventions are on underutilized park land.

- *Revenue Generating*: These parks generate more than \$500,000 in annual revenue for RAP.

These two parks should be considered for targeted outreach to connect people experiencing homelessness to housing and services through “Encampment to Home” or similar models.

#### **4. City Owned West LA Municipal Building for Temporary Shelter**

The evaluated site at the West LA Municipal Building is an approximately 5,500 square foot vacant office space with 24 enclosed offices on the second floor of the building. The State Emergency Shelter Declaration allows the City to use non-residentially zoned properties for shelter according to alternative health and safety standards. These standards limit shelter sleeping quarters to the ground floor. This standard has also been codified in the Los Angeles Municipal Code § 91.8605.2, 2.E. The Municipal Building is zoned as public facilities, and thus, not feasible for shelter use. Even if the zoning was changed to accommodate shelter, the available space is too small to make an interim housing project viable. An interim housing facility should be a minimum of 13,000 square feet to provide up to 70 beds, administrative offices, hygiene facilities, common space, and storage, to make it financially and programmatically viable.

The following sites are still under assessment.

#### **1. County Owned Marina del Rey Site for Tiny Homes or Safe Sleep**

The proposed Marina del Rey site, located in Lot 2 at 13477 Fiji Way, is an underutilized parking lot owned by the County of Los Angeles adjacent to a boat launch and commercial buildings.

- *Utility Capacity*: BOE’s final assessment and Rough Order of Magnitude is pending a report from the County Department of Public Works on sewer, water, and power capacity.

#### **2. State Owned Dockweiler Beach RV Park for RV Safe Parking**

The proposed site at 12001 Vista Del Mar is still being assessed by BOE.

#### **3. Los Angeles World Airports (LAWA) Owned Site for Tiny Homes, Safe Parking, or Safe Sleep**

LAWA has identified possible sites for homeless interventions and requested that the Federal Aviation Administration (FAA) review for approval. The FAA would have to agree to allow the use of airport land for homeless housing and waive the requirement that land purchased with FAA funds be leased at market rate.

**Culver City Owned Site for Tiny Homes or Safe Sleep**

The proposed site is a parking lot in the City of Los Angeles but owned by the City of Culver City in Council District 5, near Council District 11. Culver City is not interested in leasing the site to the City. Instead, Culver City plans to develop the site as a homeless intervention and is open to collaborating with Council Districts 5 and 11 regarding the utilization of the intervention. BOE has provided sample layouts for Tiny Home and Safe Sleep Villages.

**FISCAL IMPACT**

There is no impact to the General Fund at this time.

**FINANCIAL POLICIES STATEMENT**

The recommendations in this report comply with the City Financial Policies.

*MWS:YC:AW:16220101*