



*To enrich lives through effective and caring service*



**Santos H. Kreimann**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

August 7, 2008

TO: Small Craft Harbor Commission  
FROM: *Kerry Silverstrom for*  
Santos H. Kreimann, Acting Director  
SUBJECT: **COMMISSION AGENDA** – August 13th, 2008

Enclosed is the Agenda for the August 13, 2008 meeting. Also enclosed are the minutes for your Commission's July 16, 2008 meeting and reports related to Agenda Items 3a, 3b, and 6a.

Please feel free to call me at (310) 305-9522 if you have any questions or need additional information.

SHK/ks

Enclosures



*To enrich lives through effective and caring service*



## SMALL CRAFT HARBOR COMMISSION

### AGENDA

August 13, 2008

9:30 a.m.

Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

**BURTON W. CHACE PARK COMMUNITY ROOM  
13650 MINDANAO WAY  
MARINA DEL REY, CA. 90292**

1. Call to Order and Pledge of Allegiance
2. Approval of Minutes: July 16, 2008 Meeting
3. **REGULAR REPORTS**
  - a. Marina Sheriff (DISCUSS REPORTS)
    - Crime Statistics
    - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance
  - b. Marina del Rey and Beach Special Events (PRESENTATION BY DUSTY CRANE)
  - c. Marina del Rey Convention and Visitors Bureau (PRESENTATION BY BEVERLY MOORE, EXECUTIVE DIRECTOR OF MDR CVB)
4. **OLD BUSINESS**

There is no old business
5. **NEW BUSINESS**

There is no new business
6. **STAFF REPORTS**
  - a. Ongoing Activities (DISCUSS REPORT)
    - Board Actions on Items Relating to Marina del Rey
    - Regional Planning Commission's Calendar
    - Redevelopment Project Status Report
    - Venice Pumping Plant Dual Force Main Project
    - Commission Request for Unlawful Detainer Reports

- County's Percentage Rent on Apartments
- County's Cost for Marina del Rey Summer Concerts
- Kayak Rental Report
- Public Use of The Boathouse
- Design Control Board Minutes

7. **COMMUNICATION FROM THE PUBLIC**

8. **ADJOURNMENT**

**PLEASE NOTE:**

1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 § (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

Si necesita asistencia para interpretar esta informacion llame al (310) 305-9547.

**ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator (310) 305-9590 (Voice) or (310) 821-1734 (TDD).

**SMALL CRAFT HARBOR COMMISSION  
MINUTES  
July 16, 2008**

Commissioners Present

Russ Lesser, Chairman; Vanessa Delgado, MPA, Vice-Chairman; Albert Landini, Ed.D,  
Chairman Albert DeBlanc, Jr. Esq.

Department of Beaches and Harbors

Kerry Silverstrom, Chief Deputy Director.

County Staff

Thomas Faughnan, Principal Deputy County Counsel; Dusty Crane, Community and Marketing Division;  
Captain Victory, Lieutenant Gautt, Sergeant Gonzales, and Deputy Rochford from Sheriff's Department.

**CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE**

Chairman Lesser called the meeting to order at 9:34 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

**ACTION ON ABSENCES**

Chairman Lesser announced all four Commissioners were present and Commissioner Lin had resigned. The Commission hopes to have a replacement shortly.

**APPROVAL OF MINUTES**

Approval of March 12, 2008, minutes.

Chairman Lesser opened the floor to public comments.

No public comment.

**A motion was made by Commissioner Landini and Seconded by Vice Chair Delgado to approve the minutes from the March 12, 2008 meeting. This motion was unanimously approved.**

Approval of the May 14, 2008, minutes.

Chairman Lesser opened the floor to public comments.

No public comment.

**A motion was made by Commissioner Landini and Seconded by Vice Chair Delgado to approve the minutes from the May 14, 2008 meeting. This motion was unanimously approved.**

**REGULAR REPORTS**

**ITEM 3a: Marina Sheriff – Crime Statistics**

Captain Victory announced the transfer of Lieutenant Kusch and the arrival of Lieutenant Reginald Gautt.

Lieutenant Gautt announced he has been with the Sheriffs Department for 27 years and this is his second tour of the Marina del Rey station.

Sergeant Tony Gonzales spoke about the crime statistics. He called attention to the increase in grand thefts and vehicle burglaries; attributed this increase to the summer season and increase in visitors. Many vehicle burglaries are due to items left in plain sight such as cell phones, cameras and suitcases. He expressed concerned for recent grand theft items, specifically Mercedes Benz rims and tires.

Commissioner DeBlanc asked how the crime statistics for this year compared to the same time last year.

Sergeant Gonzales answered the Department is working on getting this information and will have the statistics at the next meeting.

Deputy Rochford had no new information on the liveboard report.

Chairman Lesser opened the floor to public comments.

John Rizzo commented the Sheriffs are doing a good job in the Marina. He felt the Lessees should send out letters to their tenants to warn them of the crimes.

Jon Nahhas spoke about unlawful detainers and asked to have regular reports.

Chairman Lesser commented certain activities between the Lessees and tenants are not public information but thinks once the unlawful detainers are filed they are public documents and asked County Counsel to reply.

Mr. Faughnan replied that unlawful detainers filings are public documents. The County has requested the Lessees to inform it of such filings but does not believe any report has been received back.

Chairman Lesser asked if the Department could check if any have been received.

Mr. Faughnan replied this was possible. He further commented the Department can not require the Lessees to provide the information.

Chairman Lesser asked if the Lessees Association could come to the next meeting to explain why no responses have been received.

#### **ITEM 3b: Marina del Rey and Beach Special Events**

Dusty Crane reported on the Marina del Rey Summer Concert series and Fisherman's Village Weekend Concert Series. Ms. Crane spoke about the Marina del Rey Waterbus running through September 1, 2008, and mentioned about sailboat races and various events in the Marina. Lastly, beach events include the Beach Shuttle, Twilight Dance Series at Santa Monica Pier, and the Sunset Concerts at Hermosa Beach.

#### **ITEM 4: Old Business**

Ms. Silverstrom stated the Acting Director Kreimann sent a letter to the Commissioners pertaining to a public comment at a Board of Supervisors meeting. The comment indicated the last Small Craft Harbor Commission meeting was not held due to the lack of a quorum. Commissioner Landini requested to show on the record the last meeting was not held because the lack of new business.

**ITEM 5a: Parcel 75W (Marina Professional Building) – Approval of Amendment No. 11 to Lease No. 11525 – Renegotiated Rental Rates and Insurance Coverage**

Ms. Silverstrom gave a report on Item 5b pertaining to the approval of Amendment 11 to Lease No. 11525.

Commissioner Landini asked what triggered the percentage rent adjustment and when was the last rent raise. Ms. Silverstrom provided an explanation to Commissioner Landini.

Chairman Lesser commented on percentage rents and the rate of the return to the County.

Chairman Lesser opened the floor to public comments.

Ms. Andrus asked if this sets a precedent with the Lessees who have apartment buildings.

Chairman Lesser replied that each lease is different.

Mr. Faughnan commented each lease is readjusted every ten years and Ms. Silverstrom explained percentage rents and market rate rent adjustments.

Ms. Andrus asked if there has been any percentage rent increases for the apartment parcels.

Ms. Silverstrom replied she believed there have been some increases in the apartment parcels.

Ms. Andrus requested to see the information and commented the increases are passed on to the tenants.

**A motion was made by Chairman Lesser and Seconded by Commissioner Landini to approve item 5a. This motion was unanimously approved.**

**ITEM 5b: 2008 Departmental Fee Revisions and New Fees**

Ms. Silverstrom gave an explanation on the Department fee revisions which include kayak rentals in the Marina.

Mr. Landini asked if the Department did a fee study.

Ms. Silverstrom replied that a fee study was attached.

Chairman Lesser opened the floor to public comments.

Ms. Andrus asked if Mr. Kreimann could do a Request for Proposal for kayak rentals. In addition, she wants to know how much it costs the County to have the summer concerts.

Ms. Silverstrom replied the Department could provide this information.

**A motion was made by Chairman Lesser and Seconded by Chairman to approve item 5b. This motion was unanimously approved.**

**ITEM 6: Staff Reports**

Ms. Silverstrom spoke about the Marina del Rey South Entrance Dredging Project which the United States Army Corps of Engineers hopes to start in September 2008.

Ms. Silverstrom reported on Parcel 15 (Bar Harbor). The Department reviewed the lease and it appears the Lessee will not be able to meet the construction completion date. The Department is in negotiations with the Lessee on how to correct the situation.

Chairman Lesser asked if the Department can report back on a monthly basis as to how the negotiations are proceeding.

Mr. Faughnan replied that the negotiations are confidential.

Chairman Lesser asked if the Department could report back when the negotiations are completed.

Mr. Faughnan replied the Department could report back when negotiations are completed and when the Department is making recommendations to the Board of Supervisors.

Chairman Lesser commented he had taken a tour of the new Esprit 1 project and was curious how fast the place was filling up. Chairman Lesser asked if the Department could provide monthly vacancy reports on the apartments and boat slips. He would like to know when the slips are available and the status on the boats coming in.

Commissioner Delgado suggested a quarterly report.

Chairman Lesser replied a quarterly report would be fine for the apartments however he would like to see a monthly report on boat slips.

Chairman Lesser opened the floor to public comments.

Mr. Barish stated he was glad to see that we are now in agreement that the Lessee (Bar Harbor) has failed to meet its construction deadline. Mr. Barish asked the Commission to recommend to the Board of Supervisors and the Department of Beaches and Harbors that a Notice of Default be issued and that Section 5 of the Lease be enforced.

Ms. Andrus asked what is there to negotiate with Doug Ring. The project has been going on for eight years.

Mr. Rizzo asked how much is the Marina del Rey dredging project going to cost and who was going to fund it.

Ms. Silverstrom replied the pilot program is anticipated to cost \$2.5 million dollars and the US Army Corps of Engineers will fund it.

Mr. Rizzo replied the government should not pay and the funds should come out of the Lessee's profits.

Commissioner DeBlanc questioned the fairness and legality about requiring the Lessees to maintaining the condition of the channel unless the lease required them to do so.

Mr. Rizzo commented that he would like to see something is done about this gift of public funds.

Mr. Nahhas spoke about the Boathouse; commented that it has been taken away from the Boy Scouts and for "private uses" by public entities and wanted to know when it will be available for public use.

Ms. Silverstrom replied she would inquire about the first floor use; however, the second and third floors are not ADA compliant. An assessment is being performed by Public Works for earthquake retrofitting.

Mr. Nahhas spoke about the Marina deficiencies. He asked if the Lessees have been setting aside funds for redevelopment.

Ms. Silverstrom replied the new leases are incorporating both capital improvement funds and sinking funds requirements.

Mr. Rudnick spoke about Parcel 15 being in breach of contract and felt the negotiations should not be held in private.

Mr. Faughnan explained to Mr. Rudnick the County would report back to the Commission what the County ultimately decides to do, which will be determined by the Board of Supervisors; the Board has the right to go into closed session on legal matters and real estate negotiations. If the County has an action reportable to the public, the County will report it.

Mr. Rudnick asked about the sewer line project.

Ms. Silverstrom explained this was not a County project but a City of Los Angeles project and updates will be provided.

Mr. Levine stated the Lessee's Association was opposed to the idea of the City's sewer project being rerouted into Marina del Rey in order to placate the residents of the city. He hopes as more information becomes available the Commission would urge the Board to take issue with the City's unilateral decision.

Ms. Silverstrom replied the Department will keep them informed.

Chairman Lesser spoke to Mr. Levine and asked if he could come to the next meeting with copies of the Lessee's unlawful detainers.

Mr. Levine commented the Lessees' concerns may be that they are generating a significant amount of reports without any validation.

Chairman Lesser commented the report would be helpful to the Commission.

Commissioner DeBlanc commented that we need to look at the reason for notice of termination of the tenancy.

After discussion, Chairman Lesser asked Mr. Levine to have the Lessees come back and help the Commission with the report.

Ms. Andrus asked if someone from the Federal Government could come to a Commission meeting and discuss the dredging project with the public.



Mr. Levine explained there are many public uses for the harbor entrance such as the harbor patrol, law enforcement and homeland security.

#### **COMMUNICATION FROM THE PUBLIC**

Mr. Rizzo spoke about the dredging project.

Mr. Nahhas thanked Mr. Rizzo for coming to the meetings and thanked the Commission for addressing unlawful detainers. He would like to see the County provide temporary docks and thinks the public has the right to attend negotiation meetings.

Mr. Barish spoke about the Venice Pumping Plant and asked why the public hasn't been given proper notices.

Mr. Faughnan stated the property owners are given notice and this is a City of Los Angeles project, not a project of the County.

Mr. Levine stated the Lessee's only prior information about the project was an article in the Argonaut.

Chairman Lesser asked the Department to post any information available to the public.

Mr. Barish stated the Venice Pump Station was brought up in a Design Control Board meeting, which is the wrong forum. He wanted the Regional Planning's August meeting be rescheduled to September.

Ms. Silverstrom replied that the Regional Planning Department will be conducting the meeting in Marina del Rey. One reason for holding a meeting in August is to allow County time to prepare a response for the October California Coastal Commission meeting.

Mr. Barish said he would write a letter to the Coastal Commission.

Ms. Andrus commented on Supervisor Knabe's attendance at meetings, that more notice on public meetings should be provided, and the public should be involved in negotiations and review of proposals.

#### **ADJOURNMENT**

Chairman Lesser adjourned the meeting at 11:19 p.m.

Respectfully submitted by:

Maureen Sterling  
on behalf of the Commission Secretary



**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT  
MARINA DEL REY STATION  
PART I CRIMES- JULY 2008**



	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	TOTALS
Homicide										0
Rape	1									1
Robbery: Weapon	1						1	1	2	5
Robbery: Strong-Arm								1		1
Aggravated Assault	2					1		2	1	6
Burglary: Residence	4	1			3		4	8	7	27
Burglary: Other Structure					2		1	2	2	7
Grand Theft	6	2		1	1		4	4	1	19
Grand Theft Auto	8					1	4		1	14
Arson										0
Boat Theft										0
Vehicle Burglary	8	2			1	1	3	5	3	23
Boat Burglary	2									2
Petty Theft	4	4				1				9
<b>REPORTING DISTRICTS TOTALS</b>	<b>36</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>4</b>	<b>17</b>	<b>23</b>	<b>17</b>	<b>114</b>

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

**Source-** LARCIS, Date Prepared - AUGUST 4, 2008  
CRIME INFORMATION REPORT - OPTION B

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT**

**MARINA DEL REY STATION**

**PART I CRIMES- JULY 2008**



<b>Part I Crimes</b>	<b>MARINA AREA (RD'S 2760- 2763)</b>	<b>EAST END (RD'S 2764- 2768)</b>
<b>Homicide</b>	0	0
<b>Rape</b>	1	0
<b>Robbery: Weapon</b>	1	4
<b>Robbery: Strong-Arm</b>	0	1
<b>Aggravated Assault</b>	2	4
<b>Burglary: Residence</b>	5	22
<b>Burglary: Other Structure</b>	0	7
<b>Grand Theft</b>	7	10
<b>Grand Theft Auto</b>	8	6
<b>Arson</b>	0	0
<b>Boat Theft</b>	0	0
<b>Vehicle Burglary</b>	10	13
<b>Boat Burglary</b>	2	0
<b>Petty Theft</b>	8	1
<b>Total</b>	<b>46</b>	<b>68</b>

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

**Source-** LARCIS, **Date Prepared** -AUGUST , 2008  
CRIME INFORMATION REPORT - OPTION B

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART I CRIMES- JULY 2008



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	1
Robbery: Strong-Arm	0	0
Aggravated Assault	0	0
Burglary: Residence	3	4
Burglary: Other Structure	2	1
Grand Theft	1	4
Grand Theft Auto	0	4
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	1	3
Boat Burglary	0	0
Petty Theft	0	0
<b>Total</b>	<b>7</b>	<b>17</b>

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

**Source-** LARCIS, **Date Prepared** AUGUST 4, 2008  
CRIME INFORMATION REPORT - OPTION B



# MARINA DEL REY HARBOR LIVEBOARD COMPLIANCE REPORT 2008



## *Liveboard Permits Issued*

	June	July
New permits Issued:	5	9
Renewal Issued:	17	4
<b>Total:</b>	<b>22</b>	<b>13</b>
Notices to Comply Issued:	19	12

<b>Totals:</b>	June	July
Liveboard:	342	351
Current Permits:	136	140
Expired Permits:	95	101
No Permits:	111	110

Total reported vessels in Marina del Rey Harbor: 4690

Percentage of vessels that are registered liveboards 7.48%



To enrich lives through effective and caring service

August 7, 2008



Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

TO: Small Craft Harbor Commission  
FROM: *Kerry Silverstrom for*  
Santos H. Kreimann, Acting Director  
SUBJECT: **ITEM 3b- MARINA DEL REY AND BEACH SPECIAL EVENTS**

**MARINA DEL REY EVENTS**

**THE MARINA DEL REY SUMMER CONCERT SERIES 2008**

Presented by Arrowhead Mountain Spring Water  
Through August 30, from 7:00 pm – 9:00 pm  
Waterside at Burton Chace Park, 13650 Mindanao Way

**Pop Saturdays**

**August 16**

The 5<sup>th</sup> Dimension, who have performed and recorded, with their distinctive sound, some of the greatest hits in American pop music history, will appear with their band, to sing some of the many songs that have made them six-time Grammy award winners with 14 gold records.

**August 30**

Dame Cleo Laine, called by the Los Angeles Times "the greatest all-round singer in the world", and Sir John Dankworth, recognized as one of the world's most outstanding musicians, return to the Marina del Rey Summer Concerts with their flawless renditions of songs from jazz to Broadway.

**Classical Thursdays**

**August 21**

Maestro Fetta and the Orchestra welcome one of this series' most popular pianists, John Novacek, who will appear as soloist in two of the best-loved works in the piano repertoire, George Gershwin's *Rhapsody in Blue* and Sergei Rachmoninoff's 2<sup>nd</sup> *Piano Concerto*.

For concert information call: Marina del Rey Visitors Center at (310) 305-9545.

**MARINA DEL REY WATERBUS**

Through September 1, 2008

For fun on the 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. Seven boarding stops throughout the Marina offer opportunities to shop or dine in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers welcome on board, no pets allowed. Fare is \$1.00 per person, one way. Season passes are available for \$30.00. Hours of operation are:

**Through September 1**

Fridays: 5:00 pm – midnight  
Saturdays: 11:00 am – midnight  
Sundays: 11:00 am – 9:00 pm

**Marina Summer Concert Schedule**

Thursday, August 7: 5:00 pm - midnight  
Thursday, August 21: 5:00 pm - midnight

**Holiday Schedule**

Labor Day: 11:00 am – 9:00 pm

WaterBus attendants will arrange for land taxi service for passengers needing special assistance to any WaterBus boarding stop for the \$1.00 fare.

**Boarding locations are:**

Marina "Mother's" Beach (ADA accessible)  
4101 Admiralty Way

Fisherman's Village  
13755 Fiji Way

Burton Chace Park (ADA accessible)  
13650 Mindanao Way

Waterfront Walk (ADA accessible)  
4433 Admiralty Way, Fire Station #110

Dolphin Marina (ADA accessible)  
13900 Panay Way, Dock Gate #C-200

Marina Harbor (ADA accessible)  
13928 Tahiti Way, Dock Gate #A-2200

Esprit 1, (ADA accessible)  
13900 Marquesas Way, Dock Gate B-416

Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

For information call: Marina del Rey Visitors Center at (310) 305-9545.

**BLUEWATER SAILING SUMMER SOLING REGATTA**

Thursday Evenings  
Through August

Enjoy these races in the Marina del Rey harbor from 6:00 pm to 9:00 pm.

**SUNSET SAILBOAT RACES, MARINA DEL REY**

Wednesday Evenings  
Through September 3, 2008

Spectators enjoy these races waterside along the promenade or from the comfort of one of the water-view restaurants from 5:30 pm (sailboats leaving the harbor) to 8:00 pm (race finishes at California Yacht Club).

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

Sponsored by Pacific Ocean Management, LLC  
All concerts from 2:00 pm – 5:00 pm

**Saturday, August 16**  
Bob Desena, playing Latin Jazz

**Sunday, August 17**

The CJS Quintet, playing Jazz, Bebop, Swing & Latin

**Saturday, August 23**

Shakey Pete Blues Band, playing Blues

**Sunday, August 24**

Sullivan Hall Band, playing Soul

**Saturday, August 30**

Swing Syndicate, playing Jazz & Blues

**Sunday, August 31**

Jimbo Ross & The Bodacious Blues Band, playing Jazz & Blues

For information call: Pacific Ocean Management at (310) 822-6866.

**BEACH EVENTS**

**BEACH SHUTTLE**

Through September 1, 2008

Fridays and Saturdays from 10:00 am – 10:00 pm

Sundays and Holidays from 10:00 am – 8:00 pm

Marina del Rey Thursday Summer Concerts from 5:00 pm – 10:00 pm

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and Venice, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach shuttle operates weekends and during the Thursday Summer Concerts.

For information call: Marina del Rey Visitors Center at (310) 305-9545 or Playa Vista Guest House at (310) 745-5200. Brochure available at <http://beaches.lacounty.gov>.

**TWILIGHT DANCE SERIES**

Santa Monica Pier

Thursdays, through August 28

7:00 pm - 10:00 pm

The annual Twilight Dance Series, presented by the Santa Monica Pier, is back. FREE concerts are held every Thursday night from now through August 28 on the Santa Monica Pier west parking deck.

**August 14**

Carmen Consoli, Juana Molina and  
Samantha Crain  
Indie Pop Singers/Global Songstresses

**August 21**

Peter & Gordon with  
Gerry & the Pacemakers  
playing British Pop

**August 28**

Toots & the Maytals  
playing Reggae

For information call: Santa Monica Pier at (310) 458-8901 or visit website [www.SantaMonicaPier.org](http://www.SantaMonicaPier.org).



**BEACH VOLLEYBALL**

Manhattan Beach

Sundays – 2:00 pm and Wednesdays – 5:00 pm

Come join in on FREE Beach Volleyball every Sunday afternoon and Wednesday evening during Daylight Savings time. Look for the bright pink nets just south of the Manhattan Beach Pier.

**GI JOE PIER TO PIER WALK**

Hermosa Beach

Saturday, August 23, 2008

7:00 am

Walk or run from the Hermosa Beach Pier to the Manhattan Beach Pier and back in the sand. Participants will receive a t-shirt, goodie bag and prizes. Registration will be taken at the Community Center located at 710 Pier Avenue. Part of the proceeds will go to Trinity Care Hospice.

For information contact: Joe Charles at [jcactivity@ca.rr.com](mailto:jcactivity@ca.rr.com).

**FIESTA HERMOSA**

Hermosa Beach

Labor Day Weekend: August 30-31, September 1, 2008

10:00 am – 6:00 pm

The annual Labor Day weekend of festivities will take place along Hermosa Avenue, Pier Avenue and Pier Plaza and will include over three hundred vendors, food booths, children's rides and entertainment stages.

For information call: (310) 376-0951 or visit the website at [www.fiestahermosa.com](http://www.fiestahermosa.com).

SHK:ks



*To enrich lives through effective and caring service*

August 7, 2008



TO: Small Craft Harbor Commission  
FROM: *Kerry Silverstrom for*  
Santos H. Kreimann, Acting Director

Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

**SUBJECT: ITEM 6a – ONGOING ACTIVITIES REPORT**

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

On July 22, 2008, the Board approved the establishment of the following Burton Chace Park fees to assist in covering Marina operating costs:

Kayaking Class/Tour registration fee in the range of \$30 to \$35; and

Kayaking rental rates ranging from \$10 to \$15 for 1-4 hours, \$30 to \$45 for 4 hours, and \$40 to \$55 for daily use.

On July 15, the Board approved a lease amendment relating to the use and development of a portion of Parcel 20. Specifically, the lease amendment entitles the County to reserve a portion of Parcel 20 as a potential site for the Department's new administration building, while also protecting the yacht club currently located on-site pending a decision about its possible relocation.

The Board also approved on July 15 an option granting to MDR Oceana, LLC the right to lease Marina Parcel OT for 60 years for development of a mixed use seniors-only retirement residence facility. Also on the same date, the Board approved an option granting to Goldrich & Kest the right to extend its lease to facilitate the redevelopment of Parcel 21 with a new commercial building, to contain replacement space for all existing Parcel 21 landside uses, as well as for the Parcel 20 yacht club and office uses; an attached parking structure for the on-site uses, as well as for Parcel 20 boaters and as replacement parking for 94 of the existing public parking spaces on Parcel OT; and a new anchorage of 92 slips, down from 182 slips.

On July 8, pursuant to a Superior Court decision, the Board set aside its approvals of The Shores Project (Parcels 100 and 101) and directed the Director of Planning to comply with the Superior Court's order and the California Environmental Quality Act (CEQA) by preparing an additional analysis of the reasonably foreseeable environmental impacts associated with the export of approximately 26,000 cubic yards of soil from the construction of The Shore Project and following all required CEQA procedures with respect to the analysis.

Small Craft Harbor Commission  
August 7, 2008  
Item 6a

### **REGIONAL PLANNING COMMISSION'S CALENDAR**

There are no Marina del Rey matters scheduled for consideration by the Regional Planning Commission.

### **REDEVELOPMENT PROJECT STATUS REPORT**

The attached Marina del Rey Redevelopment Projects, Description and Status of Regulatory/Proprietary Approvals report provides an update on the status of the negotiated redevelopment projects.

### **VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT**

The Department informed the community at prior Small Craft Harbor Commission meetings about a City of Los Angeles project, known as the Venice Pumping Plant Dual Force Main project, which would install a sewer line under Via Marina pursuant to the preferred alternative identified in the City's Environmental Impact Report (EIR). The Department has invited the City of Los Angeles to make a presentation of its project. Because of the shortness of time for notice to the public about such a presentation, the City plans to make a presentation at the September Small Craft Harbor Commission meeting.

### **COMMISSION REQUEST FOR UNLAWFUL DETAINER REPORTS**

Your Commission invited the Marina del Rey Lessees Association to return this month to share its response with respect to the request that the lessees provide the Department with reports of unlawful detainer actions. An Association representative will be at your meeting to address your Commission.

### **COUNTY'S PERCENTAGE RENT ON APARTMENTS**

The Department has reviewed the percentage rents paid by all lessees on gross receipts from apartment units and found all parcels pay the County 10.5% of gross receipts from apartments, with the exception of Parcel 18, which pays the County 12% of its gross receipts.

### **COUNTY'S COST FOR MARINA DEL REY SUMMER CONCERTS**

The Marina del Rey Summer Concerts represents a very successful public/private partnership, with eight concerts presented each summer, free to the public, featuring four Thursday concerts with a 75-piece symphony orchestra and four Saturday concerts starring world-class pop performers. For the past seven years, almost since the inception of the concert series eight years ago, the presenting sponsor of both the pop

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and the classical series has been Arrowhead Mountain Spring Water. For the past eight years, the Los Angeles County Department of Beaches and Harbors has also been a major sponsor of the series.

The 2008 budget for the eight concerts is \$314,177. Arrowhead has contributed \$165,000 of this amount, with the County contributing \$149,177. This total amount for the eight concerts covers items that include the symphony orchestra, its conductor and soloists; pop stars and their bands; technical staff; insurance; ground transportation; rehearsal hall rental; stages and tents; mobile dressing rooms; sound, light, generators, and stage equipment (backline); hotel rooms for out of town entertainers; catering; and, musical instrument and musical score rentals.

### **KAYAK RENTAL REPORT**

Staff located two companies in Marina del Rey that rent kayaks to the general public. Marina Boat Rentals, located in Fisherman's Village, rents a single kayak for \$15/hr. and a double kayak for \$25/hr. UCLA Marina Aquatic Center rents a variety of kayaks to the public at an hourly rate between \$25 and \$30, depending on the type of kayak.

### **PUBLIC USE OF THE BOATHOUSE**

The Boathouse, located at 13640 Mindanao Way, is scheduled for ADA and seismic retrofitting, now expected to begin sometime in the fall. Accordingly, the Department has not placed this facility into general public use. However, the downstairs meeting room has been made available to the public as necessary to provide overflow meeting space for community groups when the community room at Burton Chace Park is not available. The downstairs meeting room is also used by the Department and other County departments for various meetings. The upstairs floors are not ADA-compliant.

### **DESIGN CONTROL BOARD MINUTES**

The minutes from the April, May, June and July Design Control Board meetings have not yet been approved. They will be provided to your Commission subsequent to approval.

SHK:ks

Attachment

**Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of August 7, 2008**

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	42/43 -- Marina del Rey Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation and dock replacement	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
2	52/53 - Boat Central/ Pacific Marina Development	Jeff Pence	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project. Regional Planning application in preparation.	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
3	55/56/W -- Fishermans Village/ Gold Coast	Michael Paslatz/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site, must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007	Shared parking analysis
4	64 -- Villa Venezia/ Lyon Capital	Frank Surgen/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet approved by BOS July 2008 Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	
5	1 -- Marina del Rey Landing/ Harbor Real Estate	Greg Schein	* New fuel dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; DCB to consider final design August 2008; Regional Planning application filed January 2008. RP Commission approved CDP and CUP on May 14, 2008.	
6	8 -- Bay Club / Decron Properties	Mark Wessenthal	* Building refurbishment, no new construction * Docks will be reconstructed	No changes	Proprietary -- Term sheet under negotiation Regulatory -- Project continued by DCB from July 17, 2008 to August 28, 2008	
7	10/FF -- Neptune Marina/ Legacy Partners	Jim Anderson	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- Term sheet approved by BOS August 2004; lease documents in process Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006	LCP amendment to allow apartments on Parcel FF Parking permit to allow 103 replacement public parking spaces off site Replacement of Parcel FF open space
8	9 -- Woodfin Suite Hotel and Yeacolon Ownership/ Woodfin Hotels	Mark Rousseau	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006	Timeshare component Wetland
9	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; continued to March 2007 where project was approved. Per court order, EIR being redone as to grading	
10	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Paslatz/ David Taban	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006, item then on June, July, and September agenda; conceptual approval granted November 2006	
11	145 -- Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
12	OT -- Admiralty Court/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardier	* 114-unit senior care facility * 5,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site; 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006	LCP amendment to allow proposed use Parking permit for senior care facility Parking permit to allow some replacement public parking off site
13	33/NK -- The Waterfront	Ed Zuzker	* 292 apartments * 12,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project to DCB on August 28, 2008	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
14	27 -- Jamaica Bay Inv/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovable balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005; Regional Planning application filed December 2005 and Commission approved August 2007. Plancheck application filed	
15	IR -- Marriott Residence Inv/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- Lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
16	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardier	Phase 1 * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	Phase 1 Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (lanside) filed September 2006 Phase 2 (Parcel C) DCB hearing March and April 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sf yacht club, 2,300 sf office space, 231 parking spaces) to Parcel 21
17	19 -- Administration Building/ Department of Beaches and Harbors (Alternate sites being considered)	N/A	* 26,000 square-foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See Item #2 above

# PROJECT STATUS REPORT - KEY

