



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

SMALL CRAFT HARBOR COMMISSION

AGENDA

February 8, 2012

3:00 P.M.

**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**

Small Craft Harbor Commission Meeting of December 14, 2011

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. **REGULAR REPORTS**

- a. Marina Sheriff - December/January (DISCUSS REPORTS)
 - Crime Statistics
 - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance with Liveaboard Permit Percentages
- b. Marina del Rey and Beach Special Events (DISCUSS REPORT)
- c. Marina del Rey Convention and Visitors Bureau (PRESENTATION)

5. **OLD BUSINESS**

- a. None

6. **NEW BUSINESS**

- a. Election of Commission Officers (ACTION REQUIRED)
- b. Presentation of MdR Lease Rent Adjustment Clauses (PRESENTATION)

7. **STAFF REPORTS**

Ongoing Activities (DISCUSS REPORTS)

- Board Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- California Coastal Commission Calendar
- Venice Pumping Plant Dual Force Main Project Update
- Oxford Basin Project Update
- Redevelopment Project Status Report
- Design Control Board Minutes
- Unlawful Detainer Actions
- Bike Access on Strip of Land between Ocean Front Walk and the Beach
- Marina Slip Vacancy Reports

8. **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 (310) 305-9503.

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 (310) 305-9590 (Voice) or (310) 821-1734 (TDD).

SMALL CRAFT HARBOR COMMISSION MINUTES

December 14, 2011 – 10:00 a.m.

Commissioners: David Lumian, Chair; Dennis Alfieri, Vice Chair; Allyn Rifkin, Commissioner; Russ Lesser, Commissioner. Absence excused for Commissioner Vanessa Delgado.

Department of Beaches and Harbors: Gary Jones, Deputy Director; Steve Penn, Acting Chief, Asset Management Division; Carol Baker, Chief, Community and Marketing Division; Catrina Love, Senior Marketing Analyst, Community and Marketing Services Division.

County: Thomas Faughnan, Principal Deputy County Counsel; Deputy Bryan White, Sheriff Department.

Call to Order and Pledge of Allegiance:

Chair Lumian called the meeting to order at 10:05 a.m., followed by the Pledge of Allegiance.

Approval of Minutes:

Motion to approve the November 9, 2011 minutes by Commissioner Rifkin, seconded by Commissioner Alfieri, unanimously approved.

Item 3 – Communication from the Public:

None.

Item 4a - Sheriff Regular Reports

Deputy Bryan White provided the crime stats and live-aboard reports.

Item 4b – Marina del Rey and Beach Special Events Report

Ms. Love provided the report.

Commissioner Rifkin commented the Holiday Boat Parade was a wonderful event and thanked the Department for putting it together.

Chair Lumian asked if the Department had an estimated count of the attendees.

Ms. Love said attendees were from all around the Marina. The Department will follow up with the host - the Holiday Boat Parade Committee - to provide a report at the next meeting. Ms. Love introduced the Department's new division chief for Community and Marketing Division, Ms. Carol Baker.

Ms. Baker gave a brief summary of her background and job responsibilities with the Department.

Chair Lumian welcomed Ms. Baker to the Marina.

Item 5 – Old Business

None.

Item 6a – Lease Amendment for Parcel 104R (Del Rey Shores Personal Warehouses) to include Decennial Rent Adjustment, Adjustments to Security Deposit, and update of Insurance Provisions.

Mr. Jones provided a brief summary on the amendment and the reasons for amending marina leases as it relates to rents and insurance provisions.

Commissioner Lesser asked about existing rents and how the amendment would affect the minimum rental payments to the County.

Gary Jones explained the calculation of the minimum rent paid by the lessee.

Commissioner Lesser spoke about the calculation and noted that the minimum rent will be lower than the current minimum rent.

Mr. Jones replied the rent decreased because rent terms were bound by the old lease contract.

Commissioner Lesser asked for the lease expiration date.

Mr. Jones said the lease will expire in 2029 and is subject to provisions contained in the older (1960's era) leases.

John Rizzo asked if the re-negotiation is for the whole ground lease.

Mr. Jones replied that the lease amendment is for a separate rental lease negotiation than parcels 100/101 and that this negotiation covers only Parcel 104 and only the minimum rent provision contained in Parcel 104's lease.

John Rizzo commented that minutes for the SCHC were not as detailed as they once were. Mr. Rizzo further commented that he felt there was significant corruption in the management of the Marina leaseholds.

Daniel Gottlieb talked about the minimum rental rate and suggested an 80% of gross rental rate for the ground lease. He also stated that the category of uses was different from the map he obtained from the CEO's office.

Jon Nahhas made a comment on a late response from the Department on this item and asked if there are extra copies for public view.

Mr. Jones responded 10 copies were printed and asked staff to pass around and to make additional copies, if needed.

Jon Nahhas commented that the Commission and the Department have not adequately protected the public's interests in this transaction and asked County Counsel if the County can do something to prevent the minimum rent from decreasing.

Commissioner Lesser clarified his comments made on the minimum rent to ensure that it was understood that only the minimum rent was decreased not necessarily the actual income on the property received by the County.

Jon Nahhas asked if the County had the ability to amend the contract to ensure the minimum rent will not be lower than it was before the adjustment.

Mr. Faughnan explained about the County's ability in the matter to adjust rental rate provisions and that the rent is adjusted every three years to bring the rent up to current market standards. He further explained about the history of the older provisions in older lease agreements.

Jon Nahhas said detailed information should be made to the public in advance of the meetings.

Commissioner Lesser asked about the capability of negotiation and inquired why the percentage rent on dry storage for land-side at 20% was lower than a dock at 25%.

Mr. Jones said typically the boat slip rental rate is 25%.

Commissioner Lesser asked if percentage rent is negotiable.

Mr. Faughnan talked about the areas that are negotiable in this and that they are limited to the minimum rent, percentage rentals, security deposits, and insurance provisions.

Commissioner Lesser asked what would happen if 25% was found to be a reasonable rate for percentage rent.

Mr. Jones said staff did the research on comparable lease rates within the region and found 20% was the current market rate.

Commissioner Lesser said the costs to run a dock are more expensive than to run a dry storage facility thus the percentage rents should be lower for docks than for land-side storage facilities.

Mr. Jones replied he agreed with Commissioner Lesser's logic; however, the comparables did not support a higher rate.

Mr. Faughnan said there are different percentage rental applied to varied operation, facilities, and business categories.

Mr. Faughnan said the Department had made the decision based on market comparisons.

Commissioner Lesser asked if the Department found any higher rates.

Mr. Jones replied he had researched on similar leases in the San Diego area and found the rates were all at or about 20%.

Mr. Faughnan described that there is an arbitration process for any true disputes to the lease rental rates in the event of an unresolvable dispute with the lessee as to terms in this agreement.

Chair Lumian asked if there is any opportunity to bring the lease up higher rates.

Mr. Jones talked about the opportunities of lease re-negotiation and the ability to amend the minimum rent terms of the agreement.

Chair Lumian asked the Department to give an overall presentation on the rent adjustment provisions in County leases.

Commissioner Rifkin asked about the next minimum rent adjustment date and inquired if that adjustment is part of the process under review.

Mr. Jones replied that the frequency of adjustment is every 3 years. The date is set based on the lease and lessee will be notified of the new minimum rents.

Commissioner Alfieri said he is in favor of a 25% rental rate based on the fact that the underlying lease agreement was an old contract and that real estate values have gone up for years.

Mr. Jones replied that due to the percentage rent structure of the ground leases, the rent paid to the County goes up as the lessee's gross receipts increase.

Commissioner Alfieri proposed a change from 20% to 25% for dry storage, sales and miscellaneous to remain at 5%.

Chair Lumian asked Mr. Faughnan if there is option to make changes.

Mr. Faughnan said the Commission can make a recommendation to the Department to re-negotiate.

Commissioner Lesser proposed that the dry storage rent be amended to 25% and that the minimum rent provision be changed so that it may not drop below previous levels.

Commissioner Lesser moved the motion to contact lessee to negotiate a contract of 25% of the gross receipts for the boat storage as the County's portion plus change the minimum guarantee to the higher of the existing minimum guarantee or 75% of the prior three years, seconded by Commissioner Rifkin.

Chair Lumian asked staff for any comments.

Mr. Jones said the only comment is the Department needs to find comparable rates to support the change to 25%.

Commissioner Lesser said the maintenance of dry storage is far lower than the Dock.

Chair Lumian asked any opposition on the motion, none. **The motion was unanimously approved.**

Chair Lumian asked the Department for an overall presentation on the percentage rent process in the future.

Item 6b – Appointment of SCHC Alternative Representative to Marina del Rey Convention and Visitors Bureau

Commissioner Lesser nominated Commissioner Rifkin to be the representative, seconded by Commissioner Alfieri, motion carries.

Jon Nahhas urged the Commissioners to promote Marina del Rey as a recreation destination for Los Angeles residents and commented that the Marina del Rey Convention and Visitors Bureau is a useful tool to promote Marina del Rey.

Item 7 – Staff Reports

Mr. Jones provided the report.

Commissioner Lesser asked about the absence of the bike path between ocean front walk and the beach from the plan.

Mr. Jones replied it was not on the plan because of its location in the City of Los Angeles.

Chair Lumian asked the Department to invite the Department of Regional Planning to give a presentation on visioning process on Marina del Rey. How the public can get involved and what the goal of the visioning process is anticipated to be.

Mr. Jones replied that the Department will do that.

Jon Nahhas asked Mr. Jones to explain why the County did not receive any revenue from the lease transfer (Villa Venetian to Archstone Properties).

Mr. Jones replied the County did not receive any additional fee per the negotiation terms of the option agreement which was subsequently exercised.

Jon Nahhas asked if the County usually receives a return from the transfer of the lease between private parties.

Mr. Faughnan replied no and explained how the lease was document was drafted and how the Option Agreement was contracted. He explained that the transfer between parties was bound by provisions of the original lease which generally did not contain participation in sale clauses.

Jon Nahhas said the tax payer did not receive the revenue that it should have in the presence of a transfer of lease control.

Mr. Faughnan talked about the County's ability to participate in sales as part of the negotiation in granting Options to extend leases.

Commissioner Alfieri said the matter has been brought up in previous meetings.

Commissioner Lesser expressed his opinions about the County's participation in rising real estate values.

Mr. Faughnan spoke about the lease provision baselines that establish base value in order to permit the calculation of profits in which the County may be subject to participate in should a sale event take place.

Mr. Jones talked about the overall structure of the lease terms and the benefits to the County that were negotiated as part of granting an Option Agreement.

Chair Lumian asked if the newer versions of lease agreement provisions will be included in future lease agreements.

Mr. Faughnan said the provision will be included in the newer versions of lease documents.

Adjournment

Chair Lumian adjourned the meeting at 11:10 a.m.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES DECEMBER 2011



	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										0
Robbery: Weapon		1						1		2
Robbery: Strong-Arm						1	1			2
Aggravated Assault	1							2	2	5
Burglary: Residence		1			2		2	11	7	23
Burglary: Other Structure				1			1	2	1	5
Grand Theft							1			1
Grand Theft Auto	1	2			1		2			6
Arson										0
Boat Theft										0
Vehicle Burglary	1						1	1	5	8
Boat Burglary										0
Petty Theft	9	2		1		2	4		1	19
REPORTING DISTRICTS TOTALS	12	6	0	2	3	3	12	17	16	71

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

Source- LARCIS, **Date Prepared** January 03, 2012
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - DECEMBER 2011



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	1
Aggravated Assault	0	0
Burglary: Residence	2	2
Burglary: Other Structure	0	1
Grand Theft	0	1
Grand Theft Auto	1	2
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	0	1
Boat Burglary	0	0
Petty Theft	0	4
Total	3	12

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

Source- LARCIS, **Date Prepared** January 03, 2012
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- DECEMBER 2011



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide	0	0
Rape	0	0
Robbery: Weapon	1	1
Robbery: Strong-Arm	0	2
Aggravated Assault	1	4
Burglary: Residence	1	22
Burglary: Other Structure	1	4
Grand Theft	0	1
Grand Theft Auto	3	3
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	1	7
Boat Burglary	0	0
Petty Theft	12	7
Total	20	51

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

Source- LARCIS, **Date Prepared –** January 03, 2012
CRIME INFORMATION REPORT - OPTION B



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES JANUARY 2012



	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										0
Robbery: Weapon							2			2
Robbery: Strong-Arm							1			1
Aggravated Assault	1							3	1	5
Burglary: Residence	2				2		4	1	6	15
Burglary: Other Structure	1					3		1	1	6
Grand Theft	3	2		1			5	1	1	13
Grand Theft Auto	1					1	2	1	1	6
Arson									1	1
Boat Theft										0
Vehicle Burglary	3						3	1	1	8
Boat Burglary										0
Petty Theft	4		1	1			1	2	1	10
REPORTING DISTRICTS TOTALS	15	2	1	2	2	4	18	10	13	67

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

Source- LARCIS, **Date Prepared** February 01, 2012
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - JANUARY 2012



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	2
Robbery: Strong-Arm	0	1
Aggravated Assault	0	0
Burglary: Residence	2	4
Burglary: Other Structure	0	0
Grand Theft	0	5
Grand Theft Auto	0	2
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	0	3
Boat Burglary	0	0
Petty Theft	0	1
Total	2	18

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

Source- LARCIS, **Date Prepared** February 01, 2012
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- JANUARY 2012



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	2
Robbery: Strong-Arm	0	1
Aggravated Assault	1	4
Burglary: Residence	2	13
Burglary: Other Structure	1	5
Grand Theft	6	7
Grand Theft Auto	1	5
Arson	0	1
Boat Theft	0	0
Vehicle Burglary	3	5
Boat Burglary	0	0
Petty Theft	6	4
Total	20	47

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

Source- LARCIS, **Date Prepared – February 01, 2012**
CRIME INFORMATION REPORT - OPTION B



Marina del Rey Harbor Liveaboard Compliance Report 2012



Liveaboard Permits Issued

	<u>December</u>	<u>January</u>
New permits Issued:	3	4
Renewal Issued:	19	24
Total:	22	28
Notices to Comply Issued:	11	14

Totals

	<u>December</u>	<u>January</u>
Liveaboard:	283	291
Current Permits:	212	220
Expired Permits:	53	49
No Permits:	18	22

Total reported vessels in Marina del Rey Harbor: 4690

Percentage of vessels that are registered liveaboards: 6.20%

Number of currently impounded vessel: 2



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February 2, 2012

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Small Craft Harbor Commission

FROM: *Gary Jones*
for Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 4b - MARINA DEL REY AND BEACH SPECIAL EVENTS**

MARINA DEL REY EVENTS

BIRDWATCHING 2012

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

The Los Angeles County Department of Beaches and Harbors Outdoor Adventures are sponsoring a FREE two-hour excursion through the Ballona Wetlands, with visits to the nesting sites of the Great Blue Heron and Black Crowned Night Heron. You will also get to visit the shoreline habitat to observe Sandpipers, including Long-Billed Curlews, Willets, and Western Snowy Plovers. Don't miss this chance to get acquainted with the lives of our feathered friends who are part of our ecosystem! Please bring water, snacks, binoculars, comfortable clothes and shoes with traction. For morning sessions, also bring sunscreen and a hat. This activity is geared for adults, but may be attended by children who do not need a car seat or stroller, if accompanied by an adult. Space is limited, so please pre-register by calling (310) 301-9152.

A County van is available to pick up participants a half hour before the program start time at:

- Dockweiler Youth Center Lobby, 12505 Vista del Mar, Los Angeles, 90245
- Dockweiler RV Park Office, 12001 Vista del Mar, Playa del Rey, 90293

Walk Dates: February 23, April 26, June 28
9:00 a.m.

March 22, May 24
4:00 p.m.

For more information call: (310) 301-9152

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC

All concerts are from 1:00 p.m. – 4:00 p.m.

Saturday, February 4

Blue Breeze Band, playing R&B

Sunday, February 5

Rod Hall, playing R&B

Saturday, February 11

Fred Horn, playing Jazz

Sunday, February 12

Brasil Brazil, playing Bossa Nova & Samba

Saturday, February 18

Kid & Nic Show, playing Classic American Music

Sunday, February 19

Bob Desena, playing Latin Jazz

Saturday, February 25

Yes Ma'am, playing Blues

Sunday, February 26

Jimi Nelson & The Drifting Cowboys, playing Country Rock
(Free line dancing lessons @ 12:30 p.m.)

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

HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP

Saturday, February 25, 2012

9:00 a.m. – 3:00 p.m. (approximately)

Dock 52 Parking Lot – 13483 Fiji Way

The County of Los Angeles Department of Public Works and the Sanitation Districts of Los Angeles are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

For more information call: Los Angeles County Sanitation District at (800) 238-0172 or visit their website at www.lacsd.org.

BEACH EVENTS

NATURE WALKS

Dockweiler Youth Center ♦12505 Vista del Mar ♦ Los Angeles, 90245
Saturdays: 9:00 a.m. - 10:30 a.m.

The Los Angeles County Department of Beaches and Harbors is teaming up with the Los Angeles Audubon Society to provide FREE guided nature walks on Dockweiler Beach. The nature walk focuses on general beach ecology, with an emphasis on the federally threatened Snowy Plover. Binoculars are provided for the duration of the walk. Families are welcome, but children may need help from parents with using binoculars. Nature walk participants meet at and return to the lobby of the youth center. Walks typically last between 45-90 minutes depending on the interest level of the group the amount of wildlife available for viewing at the site, and the weather. If you drive, there is a fee to park in the lot. The youth center is easily accessed by bike from the Marvin Braude Bike Trail.

Space is limited so please call to pre-register at (323) 481-4037 or email tern@laaudubon.org.

Walk Dates: February 11, February 26, March 3 and March 31

For more information call: (323) 481-4037

2012 POLAR PLUNGE

Saturday, February 18, 2012 - 10:00 a.m.
Zuma Beach - Lifeguard Tower 7
29700 Pacific Coast Hwy, Malibu

Participate in the Polar Plunge to benefit Special Olympics Southern California athletes. Brave men, women and children will take the plunge to raise money, win rewards, and have a good time. Registration begins at 8:30 a.m.

For more information call: Sara Chervin at (310) 400-3128 or visit schervin@sosc.org.

SHK:CB:cm



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

February 2, 2012

TO: Small Craft Harbor Commission

FROM: ^{Gary Jones} for Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 6a – ELECTION OF COMMISSION OFFICERS**

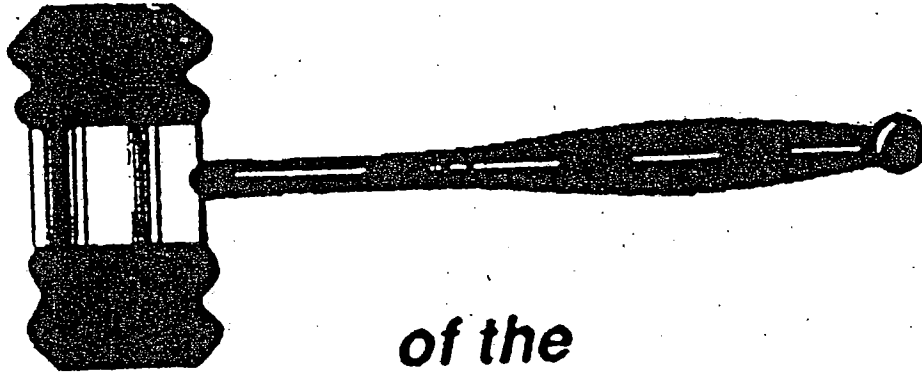
The election of the Commission Chair and Vice-chair is included as Item 6a on your agenda. A copy of the Small Craft Harbor Commission rules has been attached for your review and reference in relation to the election of officers.

Please contact me at (310) 305-9522 if you have any questions or need additional information.

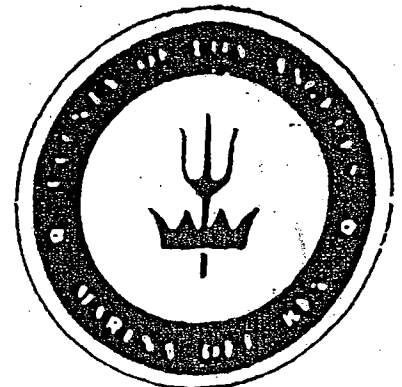
SHK:mk



Rules



of the
**Los Angeles County
Small Craft Harbor
Commission**



RULES OF THE SMALL CRAFT HARBOR COMMISSION
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RULES OF THE
SMALL CRAFT HARBOR COMMISSION

CHAPTER I
GENERAL PROVISIONS

Section 1. APPLICATION. These rules shall apply to the Small Craft Harbor Commission of the County of Los Angeles (the "COMMISSION").

Section 2. RULES OF ORDER. The proceedings of the Commission shall be governed by the Ralph M. Brown Act (the "Brown Act"), and such other laws of the State of California as may apply, and to the extent the Brown Act and other statutory laws of the State of California do not apply, by Robert's Rules of Order, newly revised, except as herein otherwise provided (collectively, the "Rules"). The foregoing notwithstanding, compliance with the Rules shall not be mandatory except to extent required by law. The County Counsel shall act as parliamentarian and, on request of the Chairman, shall give parliamentary advice.

CHAPTER II
COMMISSION MEETINGS

Section 3. REGULAR MEETINGS. The regular meetings of the Commission shall be held on the second Wednesday of each month, commencing at the hour of 9:30 a.m., in the Community Room of Los Angeles County's Department of Beaches and Harbors' Chace Park, at 13650 Mindanao Way, Marina del Rey, California or such other day, time, or place, as the Commission may decide for its next scheduled regular meeting. If any regular meeting day falls upon a holiday, the regular meeting of the Commission shall be held at the same place upon the first succeeding day which is not a holiday commencing at the same hour.

Section 4. SPECIAL MEETINGS. The Commission may elect to hold a special meeting on a day, at a time, or in a location other than that prescribed in Section 3 for regular meetings. All Rules pertaining to regular meetings of the Commission shall apply to special meetings to the extent they may be applicable to the special meeting to be conducted.

Section 5. PUBLIC HEARINGS. The Commission may hold public hearings and may appoint one of its members to be the hearing officer, with responsibility for reporting his findings and recommendations to the Commission. Guidelines for public participation at a public hearing are included in Exhibit 1.

Section 6. QUORUM. A majority of the Commission shall constitute a quorum, and a quorum must be present for the Commission to conduct its business.

Section 7. MAJORITY VOTE. No act of the Commission shall be valid or binding unless a majority of the Commission concurs. However, if there is less than a majority vote of the Commission on an item, the Commission may refer the item to the Board of Supervisors with a notation of the Commission's vote.

CHAPTER III

ELECTION, POWERS, AND DUTIES OF CHAIRMAN AND VICE-CHAIRMAN

Section 8. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN. At its January meeting, the Commission shall elect both a Chairman and a Vice-Chairman to serve until the next January regular meeting. No member of the Commission shall be elected to the same office for more than two consecutive terms of one year each.

Section 9. CHAIRMAN DUTIES AND POWERS. The Chairman shall possess the powers, and perform the duties prescribed, as follows:

- a. Have general direction over the Commission Meeting Room;
- b. Preserve order and decorum;
- c. Assure that attendance of the public at meetings in the Meeting Room shall be limited to the number which can be accommodated by the seating facilities regularly maintained therein;
- d. Allocate the length of time for public discussion of any matter in advance of such discussion, with the concurrence of the Commission;
- e. Allocate equal time to opposing sides insofar as possible taking into account the number of persons requesting to be heard on any side;
- f. Limit the amount of time that a person may address the Commission during a public discussion period in order to accommodate those persons desiring to speak and to facilitate the business of the Commission; and
- g. Appoint hearing officers and set dates for public hearings.

In the event of the resignation, removal, or death of the Chairman, the Vice-Chairman shall serve as Chairman for the remainder of the term.

Section 10. VICE-CHAIRMAN DUTIES AND POWERS. The Vice-Chairman shall have all of the powers and duties of the Chairman during the absence of, or inability to act of, the Chairman.

In the event of the resignation, removal, or death of the Vice-Chairman, or the assumption of duties and powers of the Chairman by the Vice-Chairman as provided in Section 9, the Commission shall elect another member to serve as Vice-Chairman until the end of the term.

CHAPTER IV CONDUCT OF MEETINGS

Section 11. PUBLIC MEETINGS. Meetings of the Small Craft Harbor Commission are open to the public.

1. The general public is invited to comment upon agenda items after introduction of the item by a member of the Commission or Department.
2. Individual speakers may be limited to specific time periods of not less than three minutes, and are requested to present information not already provided. Speakers will be recognized only once on a given item.
3. At the conclusion of the public comments the Commission will consider the item without any further comment or debate from the floor.
4. The "Communications From the Public" item on the agenda provides time for any party to address the Commission on any matters that are within the subject matter jurisdiction of the Commission. A person may make one presentation under this agenda item per Commission meeting. Individual speakers may be limited to specific time periods of not less than three minutes in length; the number of speakers under this item may be limited to five.
5. The Chairman, at his discretion, may alter or change the order in which agenda items are considered, depending upon his determination of the importance or urgency of an item.

6. The Chairman shall order removed from the Commission Meeting Room any person who commits the following acts with respect to a regular or special meeting of the Commission:
 - a. Disorderly, contemptuous or insolent behavior toward the Commission or any member thereof, tending to interrupt the due and orderly course of said meeting;
 - b. A breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting;
 - c. Disobedience of any lawful order of the Chairman, which shall include an order to be seated or to refrain from addressing the Commission;
 - d. Any other unlawful interference with the due and orderly course of said meeting.

Any such removal shall be effected by a peace officer upon being directed by the Chairman..

Section 12. ORDER OF BUSINESS. The business of each regular meeting of the Commission shall be transacted as far as practicable in the following order:

1. Call to order and action on absences.
2. Action on minutes of prior meeting.
3. Posted agenda items, e.g., regular reports, old business, new business, staff reports.
4. Items not on the posted agenda to be discussed and (if requested) placed on the agenda for action at a future meeting of the Commission, or items requiring immediate action because of an emergency situation involving severe impairment to the public health or safety or where the need to take action arose subsequent to the posting of the agenda.
5. Presentation of scrolls.
6. Comments by members of the public on matters that are within the subject matter jurisdiction of the Commission.

Section 13. AGENDAS AND POSTING REQUIREMENT. The Commission may set items for each agenda and Agendas will be posted at least 72 hours in advance of each meeting at the Administration building of the Department of Beaches and Harbors located at 13837 Fiji Way, Marina del Rey. The agenda will describe each agenda item to be considered, the proposed action, and the location and time of the meeting.

Section 14. MATTERS FOR CLOSED SESSIONS. The Brown Act allows the Commission to go into closed session to discuss the following matters:

1. The purchase, sale, or lease of real property with the agency's negotiator, or to instruct the negotiator.
2. Pending litigation.
3. National security, or the security of public buildings and/or threats to public access to public services and facilities.
4. The issuance of a license to a person with a criminal record.
5. The appointment, employment, performance, or dismissal of an employee, or to hear complaints or charges against an employee, unless the employee requests a public hearing.
6. Salaries, compensation, or fringe benefits for employees.

Section 15. CLOSED SESSIONS - PROCEDURES. In order to maintain compliance with the Brown Act, the intent of which is to insure that the public's business is conducted in open meetings, the following procedures will be followed whenever the Commission holds a closed session:

1. Prior to or after any closed session, the Commission must publicly state the general reason or reasons for the closed session. Specific statutory authority may be cited.
2. If the closed session is to discuss pending litigation which has been formally initiated before a court, an administrative body, a hearing officer, or an arbitrator, the title of the litigation must be cited in the public statement, unless it would jeopardize the County's ability to serve process on an unserved party or to conclude settlement negotiations, and a memorandum of reasons and authority for the closed

session shall be prepared by the County Counsel and filed with the minutes and records of the Commission.

3. In the closed session, the Commission may only discuss the matters covered in the public statement.
4. A minute book shall be kept of the topics discussed in the closed sessions and the decisions made. This book shall not be a public record and may only be viewed by members of the Commission, or court of general jurisdiction in the event of an alleged violation of the Brown Act.

CHAPTER V MISCELLANEOUS PROVISIONS

Section 16. SECONDED MOTION. Each motion made by any member of the Commission shall require a second. Motions and seconds may be made by any member of the Commission, including the Chairman.

Section 17. ROLL CALL. The roll need not be called in voting upon a motion except where specifically required by law or requested by a member. If the roll is not called, in the absence of objection the Chairman may order the item unanimously approved. When the roll is called on any motion, any commissioner present who does not vote in an audible voice shall be recorded as "Aye."

Section 18. SIGNS. Except with prior authorization of the Chairman, no placards, signs or posters or packages, bundles, suitcases or other large objects shall be brought into the Meeting Room.

Section 19. DISRUPTIONS. All demonstrations, including cheering, yelling, whistling, hand clapping and foot stamping are prohibited.

Section 20. DISTRIBUTION OF LITERATURE. Except with prior authorization of the Chairman, the distribution of literature, of whatever nature or kind, is prohibited.

Section 21. SMOKING. Smoking is prohibited in the Commission Meeting Room.

Section 22. ADDRESSING THE COMMISSION. No person shall address the Commission until he or she has first been recognized by the Chairman. The decision of the Chairman to recognize or not recognize a person may be changed by order of the Commission. All persons addressing the Commission shall give their names for the purpose of the record and state whether they are addressing

the Commission on their own behalf or the behalf of someone else. The Chairman may, in the interest of facilitating the business of the Commission, limit the amount of time which a person may use in addressing the Commission.

Section 23. COUNTY LOBBYISTS. The Chairman may refuse permission to any person not registered as a "county lobbyist" in accordance with provisions of Chapter 2.160 of Los Angeles County code who is seeking to address the Commission in his/her capacity as a "county lobbyist" as that term is defined in Chapter 2.160 of the Los Angeles County code.

revised 10/02/92



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

February 2, 2012

TO: Small Craft Harbor Commission

FROM: *for Gary Jones* Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 6b – MdR Lease Rent Adjustment Clauses Presentation**

At the December 14, 2011 meeting, the Commission requested staff provide at a future meeting an overview of the rent adjustment clauses in the County's Marina del Rey ground leases.

The leases provide for: 1) readjustment and re-evaluation of the method of paying minimum rent; and 2) the amount of percentage rent per category of lessee's gross revenue, on a periodic basis, usually every 10 years.

A summary of the presentation has been attached for your review and reference.

Please contact me at (310) 305-9522 if you have any questions or need additional information.

SHK:mk

Item 6b
Small Craft Harbor Commission Report
Marina del Rey Lease Rent Adjustment Clauses

Minimum Rent

1. Periodic Adjustment of Minimum Rent

In almost all leases in the Marina, the minimum rent is adjusted every three (3) years. The formula for making the adjustment is: 75% of the average rent (minimum and percentage rents combined) for the three years prior to the date of adjustment. In many of the leases, the adjustment is limited on the downside to the minimum rent for the prior three (3) years. In other leases, the minimum rent “floats” and may decrease if 75% of the average of the past three (3) years of rent is less than the current minimum rent.

2. Re-evaluation of the Method of Paying Minimum Rent

In the decennial rent adjustments, staff or an appraiser will look at marina leases in Marina del Rey and other marina developments in Southern California and determine what the standard method of adjusting minimum rent is. In the last decennial appraisal that was commissioned, the appraiser reviewed leases in Marina del Rey and throughout other marinas in Southern California and found that the data reviewed supported rent adjustments every 3 years at 75% of the prior 3 years minimum rent.

Percentage Rent

1. Comparison of Individual Percentage Rent for Retail and Miscellaneous Categories

In determining the individual percentage rent categories for the retail and miscellaneous categories, a comparative methodology is used. Either staff or an appraiser will contact different marina developments in Southern California to determine the range of percentage rents used in the various categories. The range is then compared with the current percentage rents on the subject project to determine whether they are consistent with the data and sensitive to the particular nature of the subject property.

2. Determination of Percentage Rent for Office or Apartment Use

Initially, staff will perform a comparative analysis with the percentage rents in marina developments in Southern California. If the staff determines that changes in the percentage rent appear appropriate for the County to obtain fair market value for the fee land, the County will hire an appraiser. Although appraiser will also perform a comparative analysis similar to the one performed by the staff, an appraiser will typically perform an economic or residual analysis with similarly situated projects and try to determine the land residual value of the project. (The value of the land on a per square foot basis derived from the total value of the project minus the value per square foot of the building area.) Since most

properties are not exactly alike in configuration, location, quality of improvements, etc., the appraiser will have to reconcile the differences and make a final determination of the appropriate percentage rent.

The most important factor in determining whether to request an appraisal is the potential gross revenues that may be generated from the increase in the percentage rent versus the cost (cost of appraiser, cost of arbitration) of justifying such an increase.



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

February 2, 2012

TO: Small Craft Harbor Commission

FROM: *for Gary Jones*
Santos H. Kreimann, Director

SUBJECT: **ITEM 7a - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On December 13, 2011, the Board adopted a resolution authorizing the Sheriff to accept and execute a grant award in the amount of \$40,000 from the State of California, Department of Boating and Waterways for Fiscal Year 2011-12, with no match requirement, to be used for the purchase of miscellaneous equipment to assist with enforcing all boating regulations within the harbor of Marina del Rey and the waters of Santa Monica Bay effective October 15, 2011 through September 30, 2012; and authorize the Sheriff to execute the grant award documents and all future amendments, modifications, extensions, grant renewals, and augmentations to the grant when necessary.

On January 17, 2012, the Board adopted a resolution authorizing the Director of Beaches and harbors to accept grant funds in the amount of \$1,300,000 from the State of California Department of Boating and Waterways for the funding of the Burton Chace Park Transient Docks Improvement Project in Marina del Rey; and authorize the Director to negotiate a grant agreement and execute all necessary documents to accept the grant and act as lead agent for the County when conducting business with the State on any and all matters related to the grant.

Also on January 17, 2012, the Board approved and authorized the Director of Internal Services to proceed with the acquisition of a Chemical, Biological, Radiological, Nuclear, and Explosive vessel screening platform to assist in the coastal security of the County, including Marina del Rey, Malibu, Catalina and San Clements Islands, the Los Angeles International Airport, and the ports of Los Angeles and Long Beach, for a cost not to exceed \$3,000,000 funded from a 2010 Department of Homeland Security sub-grant, with no matching fund requirement or impact on Net County Cost.

On January 31, 2012, the Board introduced an ordinance amending the County Code, Title 2 -Administration; Title 3 - Advisory Commissions and Committees; and Title 17 - Parks, Beaches and Other Public Areas of the Los Angeles County Code relating to the operation of beaches located in the County that are owned, controlled, or managed by the County, and to the powers and duties of ocean lifeguards, which explicitly establishes that ocean lifeguards shall be under the direct control of the Fire Chief of the

Consolidated Fire Protection District, and amends the County Code relating to the authority and responsibilities of the Fire Chief, Sheriff, Director of Beaches and Harbors, and ocean lifeguards. The ordinance also imposes restrictions on certain beach and surf activities, clarifies certain license requirements on various enumerated events and activities at the beach, and amends the appointment and length of service requirements for members of the Beach Commission. The ordinance will be placed on the February 7, 2012 Board agenda for adoption and will take effect 30 days thereafter.

Also on January 31, 2012, the Board introduced an ordinance amending the County Code, Title 19 – Airports and Harbors, relating to the operation of the County's harbors, imposing restrictions on anchoring on the shoreward side of the Marina del Rey detached breakwater, and also on the approaches to Marina del Rey Small Craft Harbor; also clarifies certain license and permit requirements on various enumerated events and activities at public areas of Marina del Rey, and modifies certain provisions relating to enforcement, parking and unlawful activities at these public areas. The ordinance will be placed on the February 7, 2012 Board agenda for adoption and will take effect 30 days thereafter.

REGIONAL PLANNING COMMISSION'S CALENDAR

On January 11, 2012, the Regional Planning Commission voted to adopt a resolution to repeal the Plan of Bikeways, a sub-element of the Transportation Element of the General Plan, adopted in 1975 and subsequently amended, and to adopt the Bicycle Master Plan. The item also considered a Draft Environmental Impact Report (DEIR) pursuant to California Environmental Quality Act requirements. The DEIR concludes that this project, with the recommended mitigation measures, will not result in significant environmental impacts. The Regional Planning Commission also voted to approve the Resolution recommending that the Board of Supervisors hold a public hearing to consider and adopt the Bicycle Master Plan and determine that it is consistent with and supports the goals and policies of the Los Angeles County General Plan.

On February 8, 2012 the Department of Regional Planning will conduct a public hearing on project number R2008-02340-(4) (Boat Central Dry-Stack Storage). The meeting will be held at the Burton W. Chace Park Community Building located at 13650 Mindanao Way – Marina del Rey, CA 90292 at 5:30 p.m.

CALIFORNIA COASTAL COMMISSION CALENDAR

On December 8, 2011, the California Coastal Commission voted 11 to 1 to find no substantial issue on the appeal filed by WeAreMDR on the Holiday Harbor Courts (Parcel 21) Project. As a result, the Board of Supervisors' decision on the entitlements for the project is final.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

The status of this project has not changed since the last meeting. The Court entered a judgment on September 26, 2011 consistent with the tentative ruling issued on July 28, 2011, which barred the City of Los Angeles from building a new 54-inch sewer main from Venice to Playa del Rey through unincorporated Marina del Rey when another comparable route along Pacific Avenue in city territory exists.

OXFORD BASIN PROJECT UPDATE

The status of this project has not changed since the last meeting. On October 4, 2011, the Board approved Oxford Retention Basin Multiuse Project proposal for inclusion in the State of California's Coastal Impact Assistance Plan to enable the County to fully receive and administer an estimated \$1,500,000 in funds from the U.S. Department of the Interior. DPW reported that the Sediment and Water Quality Characterization Study and the biological study have been completed. The Phase II soil investigation sampling was completed in September 2011 and draft findings were available November 30. 60% design plans have been completed and 100% design plans are expected to be done by February 2012. A consultant has been hired to start the environmental review process. The project is scheduled for completion in early 2014.

REDEVELOPMENT PROJECT STATUS REPORT

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

DESIGN CONTROL BOARD MINUTES

The minutes for the October 2011 meeting are attached. The November 2011 meeting was cancelled. The minutes for the December 2011 meeting have not yet been approved.

UNLAWFUL DETAINER ACTIONS

For the months of December 2011 and January 2012, there were no unlawful detainer lawsuits reported by the lessees.

BIKE ACCESS ON STRIP OF LAND BETWEEN OCEAN FRONT WALK AND THE BEACH

A proposed pathway for a bike path connected Washington Boulevard to the existing Marina bike path is discussed in the Regional Planning Commission's Los Angeles County Bicycle Master Plan report at:

http://planning.lacounty.gov/assets/upl/case/r2011-00874_revised_draft_bicycle_master_plan.pdf

The section of the report covering Marina del Rey is attached.

MARINA DEL REY SLIP VACANCY REPORT

The overall vacancy percentage across all anchorages in Marina del Rey stood at 17.69% for December 2011. The overall vacancy percentage across all anchorages in Marina del Rey stood at 17.81% for January 2012. Vacancies in the various size classifications are separated by anchorage and are provided in the documents attached.

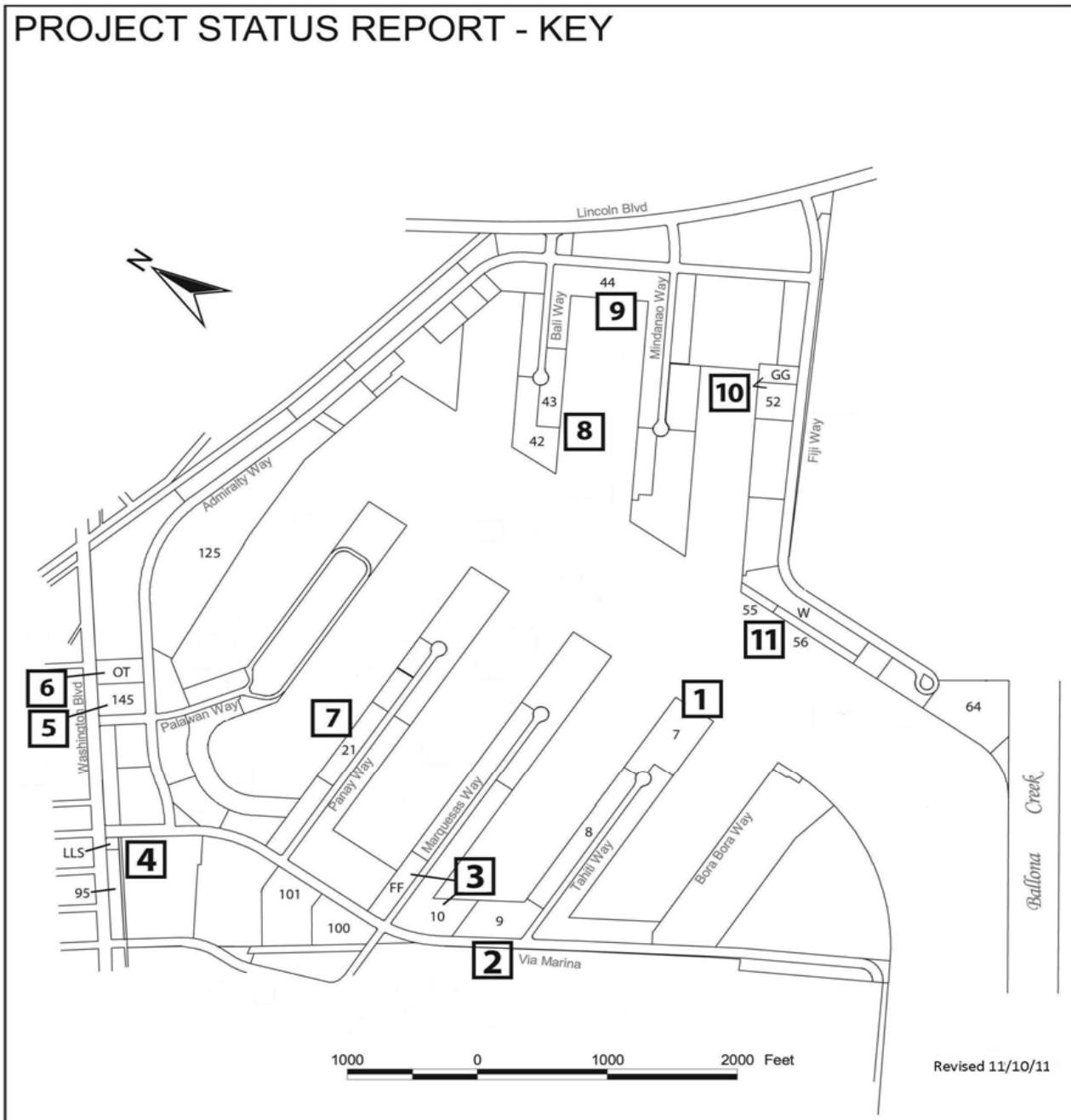
SHK:mk

Attachments (4)

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of January 24, 2012

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	Massing -- 3 stories, 36'-7" in height Parking -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11. B&S issued building permit on 6/22/11 and 1st phase of construction will begin December 2011.	No Variance proposed
2	9 -- Woodfin Suite Hotel Woodfin Hotels	Sam Hardage	* Massing will change due to 4/26/11 BOS hearing request. * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- Massing will change due to 4/26/11 BOS hearing request. Parking -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS; on April 26, 2011, the BOS asked that the remodified hotel design return to RPC and DCB for reconsideration.	
3	10/FF -- Neptune Marina/ Legacy Partners	Tim O'Brian	* 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 -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in February 2012.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
4	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	Massing -- Single story buildings Parking -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
5	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	Massing -- Two 3-story buildings, 42' and five 1-story bungalows, 22' Parking -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10 and on 2/8/11, approved option to extend the lease term for 39 years. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. SCHC reviewed MND on 12/14/10. BOS certified the MND on 2/08/11. Site Plan Review application approved by DRP on 4/20/11. DCB approval of final design granted on 7/20/11.	No Variance proposed
6	OT -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall Parking -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in February 2012.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
7	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 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 <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor/community park Parking -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied WeAreMdr's appeal of the BOS 4/26/11 determination and approval is final. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
8	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	Massing -- 36' tall hotel building Parking -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	No Variance proposed
9	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	Shared Parking Agreement No Variance proposed
10	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County boatwright facility	Massing -- 81.5' high boat storage building partially over water 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 action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB review continued on March 2007, project disapproved on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR agency review period 12/06/10 through 1/05/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only is scheduled for 2/5/12 in Chace Park, Mdr.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
11	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)

PROJECT STATUS REPORT - KEY





To enrich lives through effective and caring service



**DESIGN CONTROL BOARD MINUTES
October 19, 2011, 12:30 p.m.**

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

Members Present: Peter Phinney, AIA, Chair (Fourth District); Helena Jubany, Vice Chair (First District); Tony Wong, P.E, Member (Fifth District); David Abelar, Member (Second District)

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Santos H. Kreimann, Director; Gary Jones, Deputy Director; Charlotte Miyamoto Division Chief; Ismael Lopez, Planner; Yeni Maddox, Temporary Secretary

County Staff Present: Michael Tripp, Department of Regional Planning; Tom Faughnan, County Counsel

Guests Testifying: David Nagel, The Bay Club; Bob Yamashita, The Bay Club; Gustaf Soderbergh, The Bay Club; Christoph Roshardt, Ritz-Carlton; Russel Tyner, Ritz-Carlton; Richard Von, See's Candies; Jim Kirkland, See's Candies

1. Call to Order and Pledge of Allegiance

Mr. Phinney called the meeting to order.

Mr. Wong moved to excuse the absences of Members Pastucha and Abelar, seconded by Ms. Jubany and passed unanimously. Mr. Abelar arrived late to the meeting.

Mr. Wong led the pledge of allegiance.

2. Approval of July 20, 2011 Minutes

Ms. Jubany moved to approve the July 20 meeting minutes, seconded by Mr. Wong and passed unanimously.

3. Public Comment

None

4. Consent Agenda

None

5. Old Business

A. Parcel 8 - The Bay Club - Consideration of final design and Design Control Board Review related thereto – DCB#08-010-B

Ismael Lopez presented the project staff report.

David Nagel noted that the project was in plan check with the County and that the scope included renovation of interior and exterior of the apartment units, the clubhouse, and entire promenade.

Bob Yamashita added that lower water use and drought tolerant plants would be used and clarified that the promenade railing fence would not be located above the seawall.

Gustaf Soderbergh stated that the stucco colors were softer earth tones and that every lobby would have its own colored entryway and wood siding side applied finish.

Public Comment

None

Board Comment

Mr. Wong asked staff about an existing standard for light fixtures in the Marina and asked Applicant if they had researched with staff regarding the design of the fixtures.

David Nagel stated that to meet a previous DCB request, the proposed light fixtures were changed to a more contemporary design.

Mr. Phinney mentioned that lessees are typically encouraged to choose a design that enhances the project aesthetics and asked staff for input.

Ismael Lopez made reference to the Marina Walk Design Guidelines considered by the DCB more than 10 years ago that has been implemented and used by lessees. He then noted that the proposed light fixture design is consistent with the style proposed by other projects in the Marina.

Ms. Jubany commented on the lack of accents in the seating areas and passage ways. She also expressed her concern regarding the round shape of the gate.

Bob Yamashita explained that the design of the gate was due to the existing gate and added that proposed the design allowed for dock number identification.

Mr. Phinney moved to approve the project with conditions for Applicant to explore a rhythmic paving, transition lighting to a night scene so up light goes off at 11p.m. and consider an alternative to the arched gate, seconded by Ms. Jubany and passed unanimously.

6. New Business

A. Parcel 125 – Ritz-Carlton – Consideration of exterior modifications and Design Control Board Review related thereto - DCB#11-007

Ismael Lopez presented the project staff report.

Russell Tyner stated that their main objective was to renovate the lobby.

Christof Roshardt expressed his support for the proposed renovations.

Public Comment

None.

Board Comment

Ms. Jubany commended the improvements and stated that it created a more contemporary design.

Mr. Phinney expressed his concern regarding the porte-cochere and the possibility of a driver losing control of their vehicle and veering toward hotel patrons in the sitting area.

Russell Tyner stated it was an existing condition and that a zero curb face of green marble would be added and that the sitting area under the porte-cochere would be secured with dome-designed bollards.

Christof Roshardt added that the removal of the valet stand would allow for easier vehicular pick-up and drop off and that the proposed configuration for incoming vehicles would avoid the sitting area if loss of control was to occur.

Ms. Jubany moved to approve the project as submitted, seconded by Mr. Abelar and passed unanimously.

B. Parcel 50 – See's Candies – Consideration of new tenant signage, awning modification and Design Control Board Review related thereto – DCB#11-008

Ismael Lopez presented the project staff report.

Mr. Abelar asked to have the colors of the awning specified.

Richard Von answered that the colors of the awning were black and white.

Public Comment

None.

Board Comment

Mr. Phinney commented on his disappointment of losing the round awning and noted he would prefer to have an alternate design to include the round awning.

Richard Von stated that they could not include stripes without creating pie segments on the dome design and offered to propose it back to the director of construction.

Mr. Phinney stated that he didn't want to hold up the schedule and withdrew his comment. He also asked that for future signage submittals, staff include in the Board's packet, views of the signage installed at the rear of the building in order to better evaluate the size of the proposed sign.

Ismael Lopez said he would do that and assured that the rear signage for See's was consistent with signage of adjacent retail spaces.

Mr. Wong moved to approve the project as submitted, seconded by Mr. Abelar and passed unanimously.

7. Staff Reports

All reports were received and filed.

8. Adjournment

Motion by Mr. Wong to adjourn at 2:40 PM, seconded Ms. Jubany and passed unanimously.

Respectfully Submitted,

Yeni S. Maddox
Temporary Secretary for the Design Control Board

3.11 Westside Planning Area

The Westside Planning Area is located in the densely urban western part of Los Angeles County. There are four unincorporated areas comprised of the following six communities: Franklin Canyon, West Los Angeles (Sawtelle Veterans Affairs), Marina del Rey, Ballona Wetlands, West Fox Hills, and Ladera Heights/Viewpark-Windsor Hills. The unincorporated area is surrounded by incorporated jurisdictions, primarily the City of Los Angeles.

Approximately 32,000 people reside in this geographically small collection of communities³⁴, excluding West Los Angeles (Sawtelle Veterans Affairs), which has no permanent residents. Land uses in West Los Angeles are exclusively open space/park and public use, hosting the Veterans Affairs Administration and Hospital, Barrington Recreation Center, and Los Angeles National Cemetery. The remaining communities consist of predominately residential, commercial, open space, and park land uses. Figure D-10 in Appendix D displays existing land uses within the planning area.

3.11.1 Existing Bicycle Conditions

Within the Westside Planning Area, there are approximately 12.2 miles of bikeways maintained by the County. Table 3-37 summarizes the location, classification, extents, and mileage of the facilities maintained by the County.

Table 3-37: Westside Planning Area Existing Bikeways

Community	Segment	From	To	Class	Mileage
Cities of Los Angeles and Santa Monica	Marvin Braude Bicycle Path	Mabery Road	Washington Boulevard	1	4.8
City of Los Angeles	Marvin Braude Bicycle Path	Pacific Avenue	Grand Avenue	1	3.8
City of Los Angeles and Marina del Rey	Ballona Creek Bicycle Path	Pacific Avenue	Lincoln Boulevard	1	1.5
Marina del Rey	Fiji Way	Western terminus of Fiji Way	Admiralty Way	3	0.7
Marina del Rey	Marvin Braude Bicycle Path	Fiji Way	Ballona Creek Bicycle Path	1	0.1
Marina del Rey	Marvin Braude Bicycle Path	Washington Boulevard	Fiji Way	1	1.3
				Total	12.2

**County-maintained bikeways only*

³⁴ 2008 SCAG Regional Transportation Plan, Table 2.5: Los Angeles County Population Projections

Opportunities to expand the existing bicycle network include improving access to key attractors in Ladera Heights/Viewpark-Windsor Hills such as West Los Angeles College, the Goldleaf Circle Commercial Plaza, the Fox Hills Mall, and the commercial area surrounding Leimert Park Plaza, and to existing networks in Culver City and Los Angeles. In Marina del Rey, opportunities include enhancing beach access and connections to Culver City and Los Angeles networks, including linkages to Marvin Braude Bicycle Path.

The LACMTA identified two key gaps in the 2006 Metro Bicycle Transportation Strategic Plan, as shown in Table 3-38.

Table 3-38: MTA Identified Gaps in the Westside Inter-Jurisdictional Bikeway Network

MTA #	Corridor	Jurisdiction	Description	Constraints
35	Beach	LA County / LA City	South Bay Beach Bicycle Path through the Marina in Marina del Rey	Existing Class II on Washington
36	Beach	LA County / LA City	Connection between Fisherman's Village and Ballona Creek Bicycle Path	Existing Class III on Fiji Way

Source: Los Angeles County Metropolitan Transportation Authority: 2006 Metro Bicycle Transportation Strategic Plan, p. 103-104

Figure 3-36 displays existing bicycle facilities, public transit stations, and bicycle collision locations within the planning area³⁵. According to the California Highway Patrol SWITRS data, 56 bicycle collisions were reported in the Westside Planning Area between 2004 and 2009. Of these 56 instances, 37 occurred in Marina del Rey. Four intersections in Marina del Rey experienced more than five collisions during that time period: Mindanao Way/ Admiralty Way (eight crashes), Bali Way/Admiralty Way (seven crashes), Palawan Way/Admiralty Way (seven crashes), and Fiji Way/Admiralty Way (six crashes). The high incidence of bicycle collisions in this concentrated area is partly a function of the high bicycling rates.

³⁵ Bicycle collision locations displayed for unincorporated communities only.

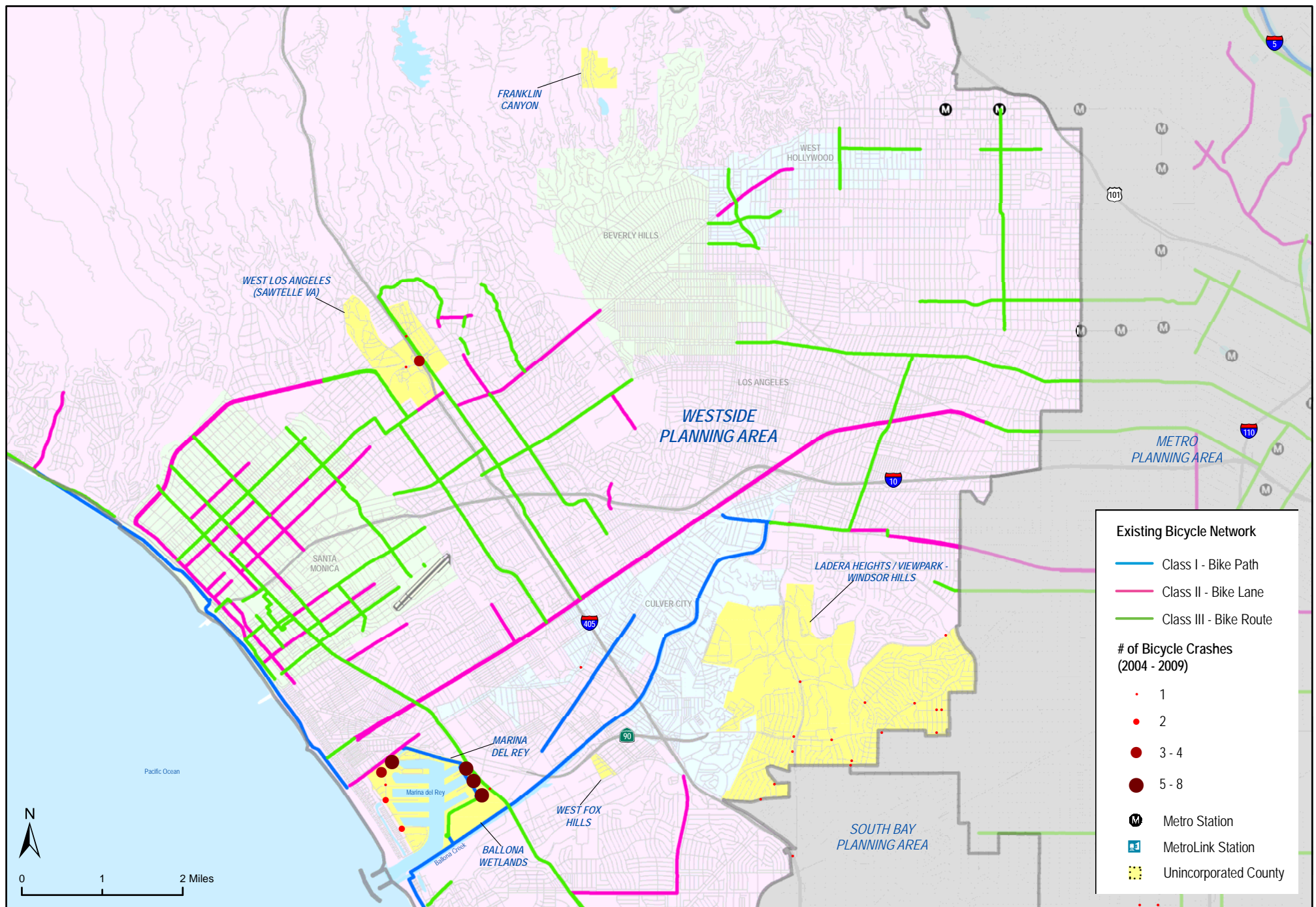


Figure 3-36: Westside Planning Area Existing Bicycle Network, Major Transit and Bicycle Crashes (2004-2009)

3.11.2 Proposed Network

Table 3-39 summarizes the proposed bicycle network mileage by classification type within the Westside Planning Area. Projects were prioritized based on bicycling demand, facility deficiencies, barriers to implementation, public comment, and a host of other criteria. As shown, the proposed network would provide approximately 16 miles of facility across the planning area. There are currently only 12.2 miles of existing bicycle facilities within the unincorporated parts of Westside Planning Area. Table 3-40 presents the Supervisorial District, specific location, alignment, classification, priority score, and mileage for each of the proposed bikeways within the planning area.

Figure 3-37 displays the proposed bicycle network as well as existing bicycle facilities and major transit stops in the Westside planning area. Figure 3-38 provides a more detailed view of the proposed bicycle network within the Marina del Rey and Ballona Wetlands communities.

Table 3-39: Westside Planning Area Bicycle Network Facility Type and Mileage Summary

Mileage of Proposed Projects by Facility Type	Miles	% of Total
Class I – Bicycle Path	3.2	20.4%
Class II – Bicycle Lane	6.9	43.9%
Class III – Bicycle Route	5.6	35.7%
Total	15.7	100%

Table 3-40: Westside Planning Area Proposed Bicycle Facilities

Project ID	Segment	From	To	Community	Class	Mileage	Supervisorial District	Priority Score
1	Fiji Way ^A	0.7 miles west of Admiralty Way	Admiralty Way	Marina del Rey	2	0.6	4	115
	Fiji Way	Admiralty Way	Lincoln Boulevard		3	0.1		
2	Palawan Way	Washington Boulevard	0.1 miles south of Admiralty Way	Marina del Rey	3	0.2	3,4	100
3	Bali Way	0.1 miles west of Marvin Braude Bicycle Path (Admiralty Way)	Marvin Braude Bicycle Path (Admiralty Way)	Marina del Rey	2	0.1	4	100
4	Mindanao Way	0.2 miles west of Marvin Braude Bicycle Path (Admiralty Way)	Marvin Braude Bicycle Path (Admiralty Way)	Marina del Rey	2	0.2	4	100

Table 3-40: Westside Planning Area Proposed Bicycle Facilities (continued)

Project ID	Segment	From	To	Community	Class	Mileage	Supervisory District	Priority Score
5	Valley Ridge Avenue/ 54th Street	Stocker Street	Hillcrest Drive	Ladera Heights/ Viewpark- Windsor Hills	3	1.4	2	90
6	Via Dolce	Washington Boulevard	Via Marina	Marina del Rey and City of Los Angeles ^B	3	0.4	3, 4	85
	Via Marina	Via Dolce/ Marquesas Way	Channel Walk		3	0.8		
7	Fiji Way Proposed Bicycle Path	Fiji Way	Admiralty Way	Marina del Rey	1	0.7	4	85
8	Overhill Drive	Stocker Street	Slauson Avenue	Ladera Heights/ Viewpark- Windsor Hills	2	0.7	2	80
	Overhill Drive	Slauson Avenue	60 th Street		3	0.2		
9	Sepulveda Channel Proposed Bicycle Path	Washington Boulevard	Ballona Creek Bicycle Path	City of Los Angeles	1	0.8	2	80
10	Marvin Braude Proposed Bicycle Path	Washington Boulevard	0.1 miles south of Yawl Street	City of Los Angeles	1	1.1	3	75
11	62 nd Street/ Citrus Avenue/ 60 th Street	Fairfax Avenue	0.1 miles east of Overhill Drive	Ladera Heights/ Viewpark- Windsor Hills and City of Los Angeles ^B	3	0.7	2	70
12	Slauson Avenue	0.1 miles east of Buckingham Parkway	Angeles Vista Road	Ladera Heights/ Viewpark- Windsor Hills and City of Los Angeles ^B	3	1.6	2	70
13	Fairfax Avenue	Stocker Street	57 th Street	Ladera Heights/ Viewpark- Windsor Hills	2	0.6	2	65
	Fairfax Avenue	57 th Street	62 nd Street		3	0.4		
14	Centinela Avenue	Green Valley Circle	La Tijera Boulevard	Ladera Heights/ Viewpark- Windsor Hills and City of Los Angeles ^B	2	0.9	2	65
15	Angeles Vista Road	Slauson Avenue	Vernon Avenue	Ladera Heights/ Viewpark- Windsor Hills and City of Los Angeles ^B	2	1.6	2	65
16	Sepulveda Channel Proposed Bicycle Path	Palms Boulevard	Venice Boulevard	City of Los Angeles	1	0.6	2	65
17	Stocker Street	Fairfax Avenue	Santa Rosalia Drive	Ladera Heights/ Viewpark- Windsor Hills and City of Los Angeles ^B	2	2.0	2	50

Total Mileage**15.7**^A Proposed segment overlaps with Early Action bicycle project identified by County of Los Angeles^B Part of project traverses through or along boundary of incorporated city

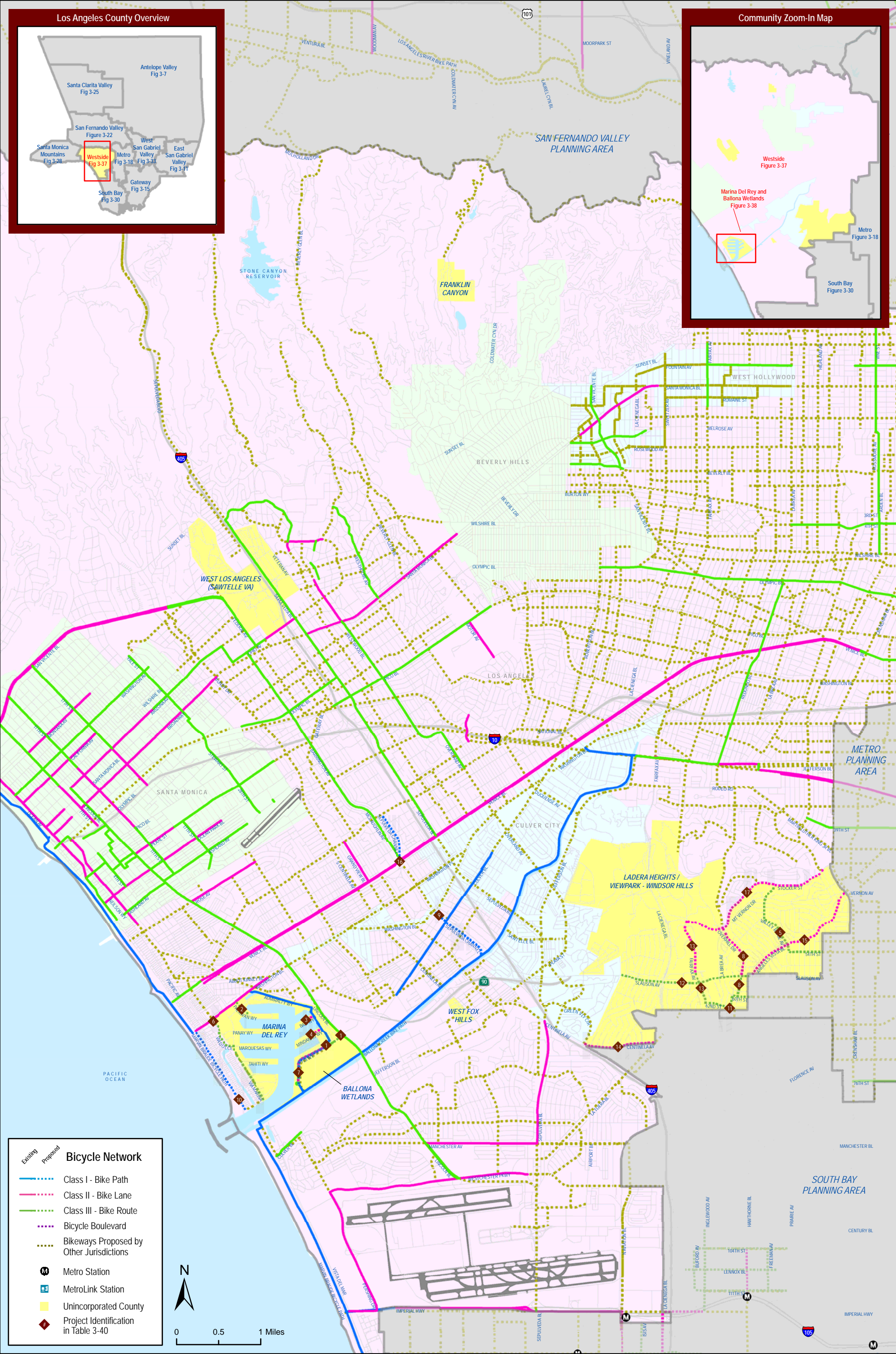


Figure 3-37: Westside Planning Area Proposed Bicycle Facilities

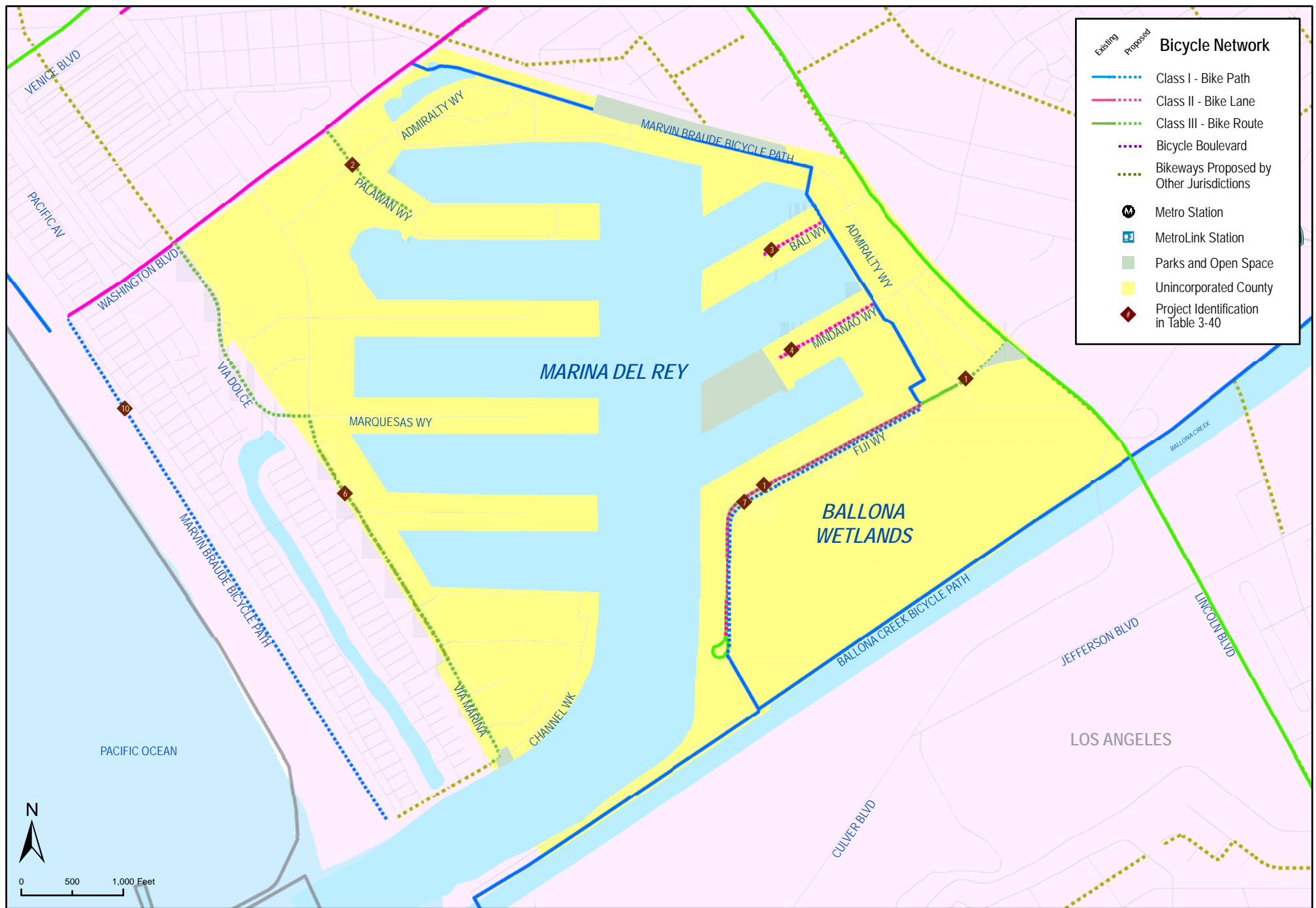


Figure 3-38: Ballona Wetlands and Marina Del Rey Proposed Bicycle Facilities

Marina del Rey Vacancy Report
December 2011

Marina del Rey slip Vacancy Report-December 2011

	18-25			26-30			31-36			36-40			41-45			46-50			51+			TTLVAC	TOTAL AVAIL	%VAC
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC			
P7	1	8	12.5%	2	80	2.5%	1	44	2.3%	5	42	11.9%	0	12	0.0%	0	7	0.0%	3	21	14.3%	12	214	5.6%
P8	0	0		2	67	3.0%	8	91	8.8%	6	63	9.5%	1	9	11.1%	0	0		0	0		17	230	7.4%
P10	2	12	16.7%	5	126	4.0%	0	22	0.0%	0	20	0.0%	0	0		0	0		0	0		7	180	3.9%
P12	0	0		0	0		1	30	3.3%	9	53	17.0%	3	58	5.2%	7	44	15.9%	3	31	9.7%	23	216	10.6%
P13	0	0		0	3	0.0%	4	33	12.1%	8	70	11.4%	8	36	22.2%	4	36	11.1%	2	8	25.0%	26	186	14.0%
P15	8	106	7.5%	2	32	6.3%	0	40	0.0%	0	20	0.0%	5	20	25.0%	9	18	50.0%	0	0		24	236	10.2%
P18	18	198	9.1%	12	68	17.6%	0	41	0.0%	2	39	5.1%	1	26	3.8%	4	18	22.2%	0	34	0.0%	37	424	8.7%
P20	11	42	26.2%	6	59	10.2%	1	21	4.8%	0	9	0.0%	0	8	0.0%	0	0		0	0		18	139	12.9%
P21	66	121	54.5%	13	51	25.5%	0	0		0	10	0.0%	0	0		0	0		0	0		79	182	43.4%
P28	0	0		69	182	37.9%	38	100	38.0%	11	82	13.4%	0	0		2	9	22.2%	0	2	0.0%	120	375	32.0%
P30	0	8	0.0%	9	70	12.9%	4	51	7.8%	0	33	0.0%	0	26	0.0%	0	52	0.0%	2	55	3.6%	15	295	5.1%
P41	10	90	11.1%	5	24	20.8%	5	34	14.7%	0	0		0	0		0	0		0	0		20	148	13.5%
P42-43	54	109	49.5%	50	120	41.7%	16	70	22.9%	7	36	19.4%	0	0		2	10	20.0%	2	4	50.0%	131	349	37.5%
P47	111	269	41.3%	2	51	3.9%	12	71	16.9%	0	0		0	0		0	0		0	0		125	391	32.0%
P53	17	53	32.1%	36	81	44.4%	16	29	55.2%	1	6	16.7%	0	1	0.0%	1	1	100.0%	0	0		71	171	41.5%
P54	0	34		0	23	0.0%	1	37	2.7%	0	9	0.0%	0	0		0	0		0	0		1	103	1.0%
P111	0	0		0	3	0.0%	0	0		8	24	33.3%	0	6	0.0%	0	7	0.0%	0	14	0.0%	8	54	14.8%
P112	0	20	0.0%	0	27	0.0%	0	2	0.0%	2	15	13.3%	0	0		0	8	0.0%	15	39	38.5%	17	111	15.3%
P125I	1	100	1.0%	0	0		0	11	0.0%	0	24	0.0%	0	0		0	0		10	40	25.0%	11	175	6.3%
P132	0	13	0.0%	25	118	21.2%	10	88	11.4%	11	60	18.3%	0	11	0.0%	6	22	27.3%	4	8	50.0%	56	320	17.5%
Group1	10	29	34.5%	0	3	0.0%	9	68	13.2%	2	58	3.4%	2	45	4.4%	0	39	0.0%	1	20	5.0%	24	262	9.2%
Grand Total	309	1212	25.5%	238	1188	20.0%	126	883	14.3%	72	673	10.7%	20	258	7.8%	35	271	12.9%	42	276	15.2%	842	4761	17.7%

Marina del Rey Slip Vacancy Report
January 2012

Marina del Rey slip Vacancy Report-January 2012

	18-25			26-30			31-36			36-40			41-45			46-50			51+			TTLVAC	TOTAL AVAIL	%VAC
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC			
P7	1	8	12.5%	3	80	3.8%	1	44	2.3%	4	42	9.5%	0	12	0.0%	0	7	0.0%	1	21	4.8%	10	214	4.7%
P8	0	0		2	67	3.0%	8	91	8.8%	7	63	11.1%	1	9	11.1%	0	0		0	0		18	230	7.8%
P10	2	12	16.7%	9	126	7.1%	1	22	4.5%	0	20	0.0%	0	0		0	0		0	0		12	180	6.7%
P12	0	0		0	0		2	30	6.7%	8	53	15.1%	6	58	10.3%	6	44	13.6%	3	31	9.7%	25	216	11.6%
P13	0	0		0	3	0.0%	4	33	12.1%	7	70	10.0%	7	36	19.4%	4	36	11.1%	3	8	37.5%	25	186	13.4%
P15	5	106	4.7%	2	32	6.3%	0	40	0.0%	0	20	0.0%	5	20	25.0%	9	18	50.0%	0	0		21	236	8.9%
P18	18	198	9.1%	12	68	17.6%	0	41	0.0%	2	39	5.1%	1	26	3.8%	2	18	11.1%	0	34	0.0%	35	424	8.3%
P20	10	42	23.8%	6	59	10.2%	1	21	4.8%	0	9	0.0%	0	8	0.0%	0	0		0	0		17	139	12.2%
P21	68	121	56.2%	12	51	23.5%	0	0		0	10	0.0%	0	0		0	0		0	0		80	182	44.0%
P28	0	0		69	182	37.9%	37	100	37.0%	10	82	12.2%	0	0		1	9	11.1%	0	2	0.0%	117	375	31.2%
P30	0	8	0.0%	11	70	15.7%	4	51	7.8%	0	33	0.0%	0	26	0.0%	0	52	0.0%	2	55	3.6%	17	295	5.8%
P41	11	90	12.2%	5	24	20.8%	5	34	14.7%	0	0		0	0		0	0		0	0		21	148	14.2%
P42-43	58	109	53.2%	54	120	45.0%	16	70	22.9%	6	36	16.7%	0	0		0	10	0.0%	2	4	50.0%	136	349	39.0%
P47	106	269	39.4%	2	51	3.9%	13	71	18.3%	0	0		0	0		0	0		0	0		121	391	30.9%
P53	18	53	34.0%	36	81	44.4%	17	29	58.6%	1	6	16.7%	0	1	0.0%	1	1	100.0%	0	0		73	171	42.7%
P54	0	34		0	23	0.0%	1	37	2.7%	0	9	0.0%	0	0		0	0		0	0		1	103	1.0%
P111	0	0		0	3	0.0%	0	0		10	24	41.7%	0	6	0.0%	0	7	0.0%	0	14	0.0%	10	54	18.5%
P112	0	20	0.0%	0	27	0.0%	0	2	0.0%	2	15	13.3%	0	0		0	8	0.0%	14	39	35.9%	16	111	14.4%
P125I	3	100	3.0%	0	0		0	11	0.0%	2	24	8.3%	0	0		0	0		10	40	25.0%	15	175	8.6%
P132	0	13	0.0%	24	118	20.3%	10	88	11.4%	11	60	18.3%	0	11	0.0%	6	22	27.3%	4	8	50.0%	55	320	17.2%
Group1	11	29	37.9%	0	3	0.0%	8	68	11.8%	1	58	1.7%	2	45	4.4%	1	39	2.6%	0	20	0.0%	23	262	8.8%
Grand Total	311	1212	25.7%	247	1188	20.8%	128	883	14.5%	71	673	10.5%	22	258	8.5%	30	271	11.1%	39	276	14.1%	848	4761	17.8%