

#### To enrich lives through effective and caring service



Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

#### SMALL CRAFT HARBOR COMMISSION AGENDA September 12, 2012 10:00 A.M.

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

- 1. (1) CALL TO ORDER AND PLEDGE OF ALLEGIANCE
- 2. APPROVAL OF MINUTES

Small Craft Harbor Commission Meeting of August 8, 2012

3. OMMUNICATION FROM THE PUBLIC

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

## 4. (COMMUNICATION WITH THE COMMISSIONERS

This is the opportunity for members of the Commission to provide notification to the public regarding any communication received by the Commissioners from the public, lessees, or other interested parties regarding business of Marina del Rey.

# 5. NEGULAR REPORTS

a. Marina Sheriff - August (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 Boating Section Report (DISCUSS REPORT)

#### 6. **OLD BUSINESS**

a. None

## 7. NEW BUSINESS

a. Presentation by the DPW on the status of the Oxford Basin project

## 8. 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
- Redevelopment Project Status Report
- Design Control Board Minutes
- Bike Access on Strip of Land between Ocean Front Walk and the Beach
- Marina Slip Report
- Outstanding Rent Adjustments

#### 9. **ADJOURNMENT**

#### **PLEASE NOTE**

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

Lloyd Taber-Marina del Rey Library

Burton Chace Park Community Room 13650 Mindanao Way

4533 Admiralty Way Marina del Rey, CA 90292

13650 Mindanao 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 <a href="http://marinadelrey.lacounty.gov">http://marinadelrey.lacounty.gov</a>

Si necesita asistencia para interpreter 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 August 8, 2012 – 10:00 a.m.

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

**Department of Beaches and Harbors:** Gary Jones, Deputy Director; Steve Penn, Acting Chief, Asset Management Division; Sal Iannotti, Senior Real Property Agent

**County:** Amy Caves, Senior Deputy County Counsel; Deputy Bryan White, Sheriff's Department; Sergeant Anthony Easter, Sheriff's Department; Brittany Barker, Department of Public Works, Dominic Osmena, Department of Public Works.

Marina del Rey Convention and Visitor Bureau: Beverly Moore, Director.

#### Call to Order and Pledge of Allegiance:

Chair Lumian called the meeting to order at 10:06 a.m. followed by the Pledge of Allegiance.

## Approval of Minutes: Motion to approve by Commissioner Lesser, seconded by Commissioner Rifkin, unanimously approved.

Jon Nahhas commented the minutes were hard to understand as it was not written in common language.

#### Item 3 – Communication from the Public:

Jon Nahhas talked about his notification to the California Coast Commission of a number of items, including the anchorage of boats outside the harbor entrance; improper use of boat slips at Holiday Harbor; and the closure of the public promenade on the fourth of July. He also raised his concerns about the Marina's high vacancy rates for boat slips. He asked the Small Craft Harbor Commission to do something about the vacancies.

Chair Lumian asked if the Department had received any communication from the Coastal Commission on the issues cited by Mr. Nahhas.

Mr. Jones stated that he was not aware of any correspondence with the Coastal Commission on the July 4<sup>th</sup> issue. He provided an update on the promenade closure and talked about the Department's strategy going forward including requiring the Lessee to secure a temporary use permit from the Department of Regional Planning if they wish to fence off a portion of the promenade.

Chair Lumian asked about the issues of the new restrictions on anchorage at south of jetty.

Mr. Jones replied the Department has been contacted by the California Coastal Commission regarding the newly adopted revisions to the County Code covering anchorage restrictions.

Chair Lumian asked the Department to keep the Commission informed.

Captain Alex Balian spoke about the foul odors from Oxford Basin.

Mr. Jones pledged to contact the Department of Public Works for further updates. He also noted that DPW would provide an update at the September DCB meeting regarding the Oxford Basin improvement project.

### Item 4 – Communication with the Commissioners None.

#### Item 5a - Marina Sheriff

Deputy White provided the liveaboard report and Sergeant Easter talked about the crimestats report.

Small Craft Harbor Commission August 8, 2012 Page 2 of 4

Commissioner Rifkin inquired about bicycle theft and asked if there is need for bicycle storage facilities.

Sergeant Easter spoke about the nature of the bicycle thefts.

#### Item 5b - Marina del Rey and Beach Special Events

Chair Lumian commented about the Arturo Sandoval concert and asked about the attendance.

Mr. Jones stated a staff report will be given at the next meeting.

#### Item 5c - Marina del Rey Convention

Beverly Moore talked about hotel occupancy rates, events, and the modification of the website and social media platforms.

#### Item 6 - Old Business

None.

## Item 7a – Presentation by DPW on the plans for the Marina del Rey settlement project along Admiralty Way

Ms. Barker talked about the project and provided traffic information for the construction period.

Commissioner Rifkin asked if any movable congestion warning signs are to be posted.

Ms. Barker said message boards will be set up about a week in advance of construction. Community outreach has been conducted. Information has been placed on the Beaches and Harbors website.

Commissioner Rifkin asked if the City of Los Angeles had been contacted.

Ms. Barker said the City was aware of the project and had given some input. However, no designated detour has been set.

Commissioner Rifkin offered to help set up a meeting with the City if needed.

Chair Lumian asked for a recap of the timeline.

Ms. Barker discussed the timeline for all phases of the project.

Chair Lumian asked if the different marina-area apartment management groups and yacht clubs had been contacted.

Ms. Barker said they met with Marina City Club and had also provided a presentation to the Lessees' Association and the Design Control Board and had planned to meet with LAX Coastal Chamber Commerce the following week.

Chair Lumian invited Ms. Barker to deliver a presentation at the Santa Monica Bay Yacht Club.

Chair Lumian asked about the rest of Admiralty Way projects.

Mr. Osmena spoke more about the settlement project and commented briefly on other projects planned for the area.

Chair Lumian asked if there is a timeline on the rest of the planned projects.

Mr. Osmena provided an estimated timeline.

Small Craft Harbor Commission August 8, 2012 Page 3 of 4

Commissioner Delgado asked about the foul odor issue at Oxford Basin brought up earlier in the meeting.

Ms. Barker gave a brief update and will follow up with the project teams and keep Beaches and Harbors informed.

Chair Lumian asked the Department to arrange a presentation on the Oxford Basin project.

Jon Nahhas spoke about out of date permits for subterranean gas storage, abandoned wells, and gas leaching reaching the surface. He asked the Department of Beaches and Harbors to deliver a presentation on the current status of these items.

## Item 7b – Approval of Amendment No. 10 to Lease No. 7974 – Parcel 54 (Windward Yacht Center) Marina del Rey

Mr. lannotti gave the presentation.

Commissioner Lesser inquired about the comparison of median rental rates for Parcel 54.

Mr. lannotti explained about the rates.

Commissioner Lesser asked about the low percentage rents on dry storage.

Mr. Jones provided an explanation of the background for the rates as presented.

Chair Lumian inquired what the 5 percent on boat brokerage is related to.

Mr. Jones said the rate is the County's share of the commission earned by boat brokers.

Commissioner Lesser asked when the other dry storage leases will be terminating.

Mr. Jones replied that this information will be provided.

Commissioner Lesser expressed his thoughts on building a dry stack storage vs. a dry storage on vacant land.

Commissioner Delgado inquired about the triggering of the amendment.

Mr. Jones explained the history of the triggering of the amendment.

Jon Nahhas commented that the information had not been clearly provided. He further commented that the recommended rates are undervalued. He asked that an audit be conducted to confirm that the County is receiving an adequate return on the value of the leaseholds.

Commissioner Delgado talked about prioritizing the updating of outstanding amendments and asked about the status of progress.

Mr. Jones said the Department had already commenced working on it and will provide a status report to the Commission.

Commissioner Alfieri suggested the Department provide a form that includes all parcels with information such as current status, review dates. He also expressed his thoughts on market value.

Mr. Jones replied the Department will first provide the form indicating the outstanding leaseholds requiring immediate adjustments.

Small Craft Harbor Commission August 8, 2012 Page 4 of 4

Commissioner Alfieri moved to approve, seconded by Commissioner Delgado, unanimously approved.

#### Item 8 – Staff Reports

Mr. Jones provided the report.

Jon Nahhas asked to review Commissioner Alfieri's data confirming the market rates of rents charged at other marinas. He also asked for the creation of a report that described the items that are enforceable in the existing lease documents. He asked for the Commission to review property tax assessment cuts in the Marina and requested the Commissioners investigate the cuts as reported by the LA Times.

Commissioner Alfieri expressed his idea on the concept of the leases being "unenforceable." He suggested to the Department that it provide a map which identifies the locations, business types, and percentage rent categories for the various uses, particularly with regard to dry storage.

Mr. Jones said the Department did not have one but would compile one.

Commissioner Lesser said the assessed value of buildings would not affect the County's income as the rent is based on percentage of gross revenue.

Commissioner Lesser shared that the Department's responsibility is to ensure accurate gross revenue is reported and collected.

Chair Lumian asked the Department to forward the LA Times article to the Commissioners.

Mr. Jones made a statement that during his time, no staff of the Department had said the leases or terms of the leases are not enforceable.

Chair Lumian spoke about his schedule in September.

Commissioner Delgado asked for an update on the status of Director Santos Kreimann.

Mr. Jones said there are no further updates.

#### Adjournment

Chair Lumian adjourned the meeting at 11:15 p.m.



# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION PART I CRIMES AUGUST 2012



	West	East	Lost	Marina	Upper	County	Lower	Windsor	View	
	Marina	Marina	R.D.	Water	Ladera	Area	Ladera	Hills	Park	TOTALS
	2760	2761	2762	2763	2764	2765	2766	2767	2768	1017120
	2700	2701	2102	2703	2704	2703	2700	2101	2100	
Homicide										0
Rape										0
Robbery: Weapon								1	1	2
Robbery: Strong-Arm						1				1
Aggravated Assault	1					1		1	2	5
Burglary: Residence	3	1			1		2	3	3	13
Burglary: Other Structure	1	3			2	1		1		8
Grand Theft	5	3				3	1	2	3	17
Grand Theft Auto	5	2							1	8
Arson		1								1
Boat Theft										0
Vehicle Burglary	3	1								4
Boat Burglary										0
Petty Theft	9	2		4			2	7		24
REPORTING			_							
DISTRICTS	27	13	0	4	3	6	5	15	10	83
TOTALS										

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

Source- LARCIS, Date Prepared September 04, 2012 CRIME INFORMATION REPORT - OPTION B

## LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

#### **MARINA DEL REY STATION**

#### **PART 2 CRIMES - AUGUST 2012**





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

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

**Source-** LARCIS, **Date Prepared September 04, 2012** CRIME INFORMATION REPORT - OPTION B

#### LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

#### **MARINA DEL REY STATION**

#### **PART 3 CRIMES- AUGUST 2012**





	MARINA AREA	EAST END
	(RD'S 2760-	(RD'S 2764-
Part I Crimes	2763)	2768)
Homicide		
Rape		
Robbery: Weapon		2
Robbery: Strong-Arm		1
Aggravated Assault	1	4
Burglary: Residence	4	9
Burglary: Other Structure	4	4
Grand Theft	8	9
Grand Theft Auto	7	1
Arson	1	
Boat Theft		
Vehicle Burglary	4	
Boat Burglary		
Petty Theft	15	9
Total	44	39

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

Source- LARCIS, Date Prepared – September 04, 2012 CRIME INFORMATION REPORT - OPTION B



## MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2012

Livenhoard Dermits Issued



iu Periiits is	Sueu
July	August
6	3
14	11
	July 6

Total: 20 14

Notices to Comply Issued: 16 22

Totals:	July	August		
Liveaboard:	290	292		
<b>Current Permits:</b>	202	196		
<b>Expired Permits:</b>	70	78		
No Permits:	18	18		

Total reported vessels in Marina del Rey Harbor:

Percentage of vessels that are registered liveaboards

6.23%

4690

Number of currently impounded vessel: 12



#### To enrich lives through effective and caring service



Santos H. Kreimann

Kerry Silverstrom

Chief Deputy

Gary Jones
Deputy Director

September 6, 2012

TO:

**Small Craft Harbor Commission** 

Gary Jores

FROM:

for Santos H. Kreimann, Director

SUBJECT: AGENDA ITEM 5b - MARINA DEL REY AND BEACH SPECIAL EVENTS

#### MARINA DEL REY

#### MARINA DEL REY PET ADOPTIONS

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey ◆ CA ◆ 90292 Saturday, September 8 • 11:00 a.m. to 3:00 p.m.

Marina del Rey Pet Adoptions are run by volunteers of the County of Los Angeles Department of Animal Care and Control in participation with the County of Los Angeles Department of Beaches & Harbors. These events will be held the 2<sup>nd</sup> Saturday of each month. Animals are available on a first-come, first-served basis. All cats and dogs will be spayed/neutered, microchipped, vaccinated and ready to go home with you!

For more information call: (310) 523-9566 or visit http://marinadelrey.lacounty.gov

#### **DISCOVER MARINA DEL REY DAY 2012**

Sponsored by the Los Angeles County Department of Beaches and Harbors
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ CA ♦ 90292
Sunday, October 7<sup>th</sup>
11:00 a.m. to 4:00 p.m.

Discover Marina del Rey Day 2012 is a community event that can be enjoyed free of charge and features booths from various organizations on health, safety and the environment, plus water events, games, music, arts & crafts and children's marionette shows. Visitors who wish to access the popular inflatable games must pay \$5.00 for a wristband. Food and soft drinks are also available for purchase at the park's restaurant, Hornblower Café, throughout the day.

Event parking is available for \$8 in County Lots #77 and #4 located at 13560 and 13500 Mindanao Way respectively.

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

Small Craft Harbor Commission Marina del Rey and Beach Special Events September 6, 2012 Page 2 of 3

#### FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC All concerts from 2:00 p.m. - 5:00 p.m.

Saturday, September 8

2Azz1, playing Smooth Jazz

Sunday, September 9
Rod Hall, Rhythm and Blues

Saturday, September 15
Blue Breeze, playing Rhythm and Blues

Sunday, September 16
Upstream, playing Reggae

Saturday, September 22

Jimi Nelson & The Drifting Cowboys, playing Country

Sunday. September 23
Sgt Pepper's Beatle Tribute Band, playing Beatle's music

Saturday, September 29

Jimbo Ross & The Bodacious Blues Band, playing Blues

Sunday, September 30
Brazil Brazil, playing Samba & Bossa Nova

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

#### **BEACH EVENTS**

# "BEACH EATS" GOURMET FOOD TRUCKS COMING TO MARINA DEL REY Marina "Mother's" Beach + 4101 Admiralty Way + Marina del Rey

Thursday's - 5:00 p.m. to 9:00 p.m.

Gourmet food trucks will be stopping in Marina del Rey on Thursday evenings throughout the summer, offering delectable dishes plus a chance to picnic on the beach. The "Beach Eats" gourmet food truck events will be held from 5 p.m. to 9 p.m. The assortment of trucks will vary week to week. Paid parking is available at the beach lot for 25 cents for every 15 minutes.

For more information call: Marina del Rey Visitors Center at (310) 305-9547

Small Craft Harbor Commission Marina del Rey and Beach Special Events September 6, 2012 Page 3 of 3

#### CALIFORNIA COASTAL CLEANUP DAY

Malibu Surfrider Beach
23050 Pacific Coast Highway, Malibu, 90265
September 15, 2012
9:00 a.m. – 12:00 p.m.

Join Heal the Bay and the City of Malibu at Surfrider Beach for the biggest volunteer day of the year. Help restore local beaches to their natural litter-free state. Bring your own gloves and a bag or bucket to collect trash. Volunteers are offered free parking in L.A. County lots for this special event. Volunteers can register online at HEALTHEBAY.ORG/CCD.

For more information call: Michelle Kearney at <a href="mailto:mkearney@waterboards.ca.gov">mkearney@waterboards.ca.gov</a> or (213) 576-6648

#### SHORE FISHING

Dockweiler Youth Center + 12505 Vista del Mar + Los Angeles, CA 90245 Saturdays: 9:00 a.m. - 11:00 a.m.

Los Angeles County Department of Beaches and Harbors is offering an introduction to shore fishing class. Come enjoy a beautiful morning of fishing from the shores of Dockweiler Beach. Fishing poles and bait will be provided at no cost. All ages are welcome. Anyone under the age of 12 years old must be accompanied by an adult. Anyone over the age of 16 years old must present a valid California fishing license to participate. Fishing licenses can be purchased locally at West Marine: 4750 Admiralty Way, Marina del Rey, CA, 90292, (310) 823-5357 or Marina Del Rey Sportfishing: 13759 Fiji Way, Marina del Rey, CA, 90202 (310) 371-3712. Please call to pre-register at (310) 726-4128. \*Limited to 10 participants per session.

Fishing Dates: September 16, 23, 29, and 30, 2012

October 6, 7, 13, 14, 20, 21, 2012

For more information call: (310) 726-4128

SHK:CB:cm



#### To enrich lives through effective and caring service



Santos H. Kreimann Director

Kerry Silverstrom Chief Deputy

Gary Jones
Deputy Director

September 6, 2012

To:

Small Craft Harbor Commission

Gury Jones

From:

or Santos H. Kreimann, Director

Subject:

AGENDA ITEM 5c - Marina Boating Section

Item 5c on your agenda is an introduction of the new Beaches and Harbors Boating Section.

The new Boating Section was created to promote recreational boating in Marina del Rey as part of the Department's Strategic Plan for 2011-2013. Objectives of the Boating Section include communication with the Marina del Rey boating community, new programs that enhance and promote recreational boating, partner with public and private boating programs, manage all County-operated boating assets including Anchorage 47, Parcel 77, mast-up storage and dinghy storage at Marina Beach and the public launch ramp, expansion of "dock and dines", dinghy docks and Marina del Rey WaterBus boarding locations and consultation on boater inquiries to Beaches and Harbors.

Ms. Debbie Talbot, the Boating Section Head, will report on the Section's activities at each SCHC meeting starting this month.

SHK:dt



# **Project Details**

### **Oxford Retention Basin**

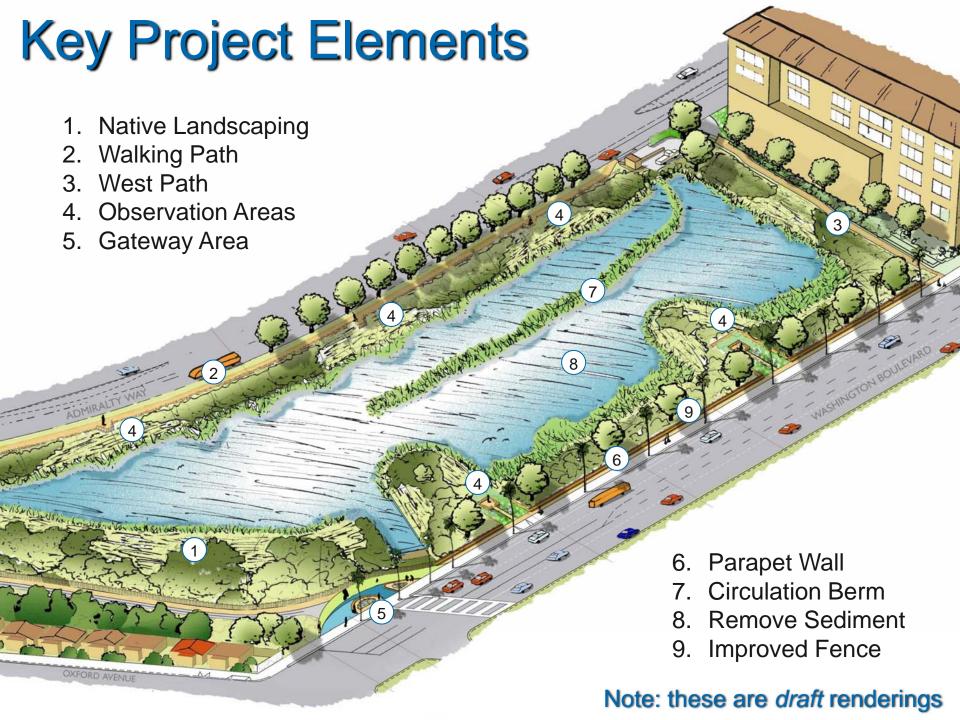
- Primarily a flood control facility
- Unique salt marsh habitat

# **Multi-Benefit Project**

- Flood risk management
- Improve water quality
- Improve habitat
- Improve aesthetics and recreational opportunities







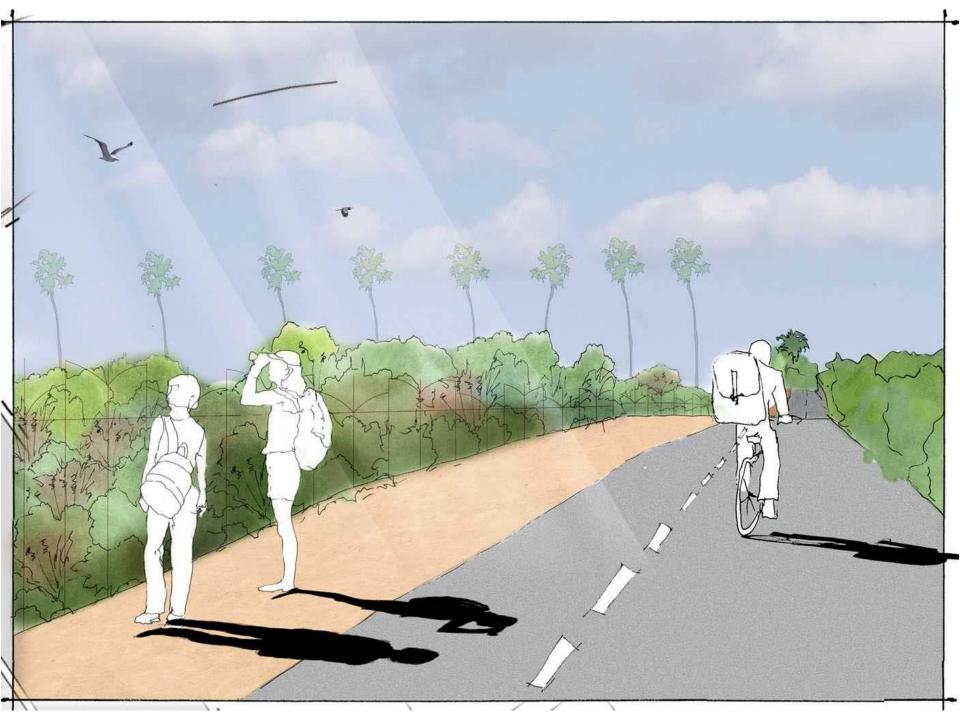


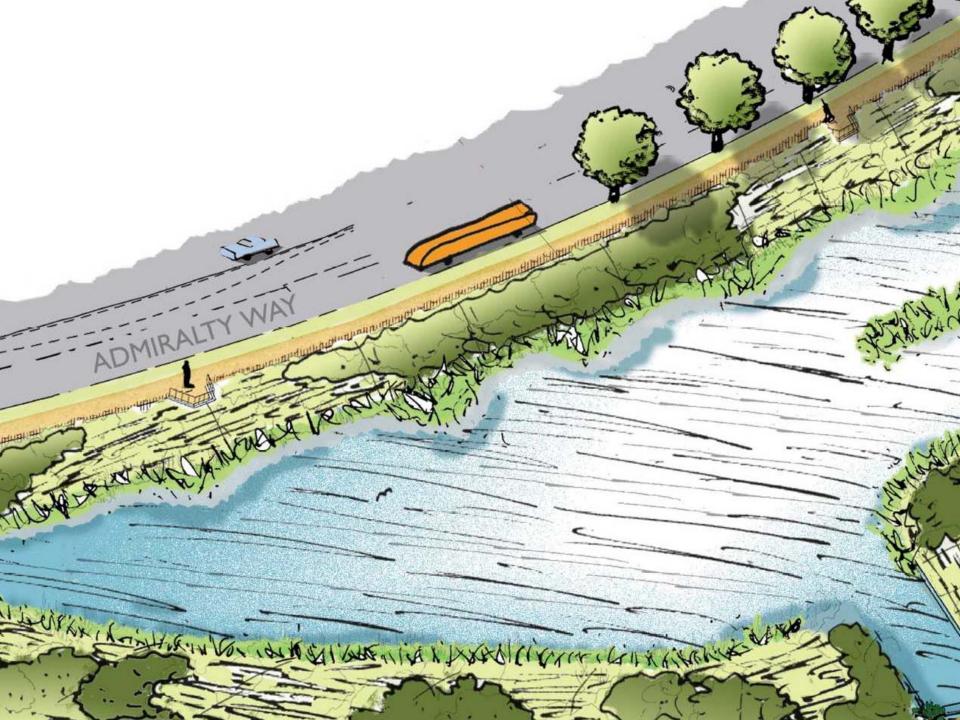














# Benefits to Community

- Flood Risk Management
- Recreation opportunities
  - Walking/Jogging trail
  - Bicycle path (existing)
  - Observation areas
  - Bird watching
- Improved aesthetics
  - Enhanced fencing
  - Landscaping
  - Lighting
  - Signage
- Environmental benefits
  - Water quality
  - Habitat





# Fencing Options









# Similar Plant Palette – Madrona Marsh









# Recent Activity

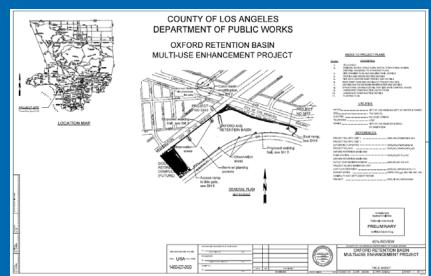
- In-House Project Design Ongoing
- Environmental Permits Ongoing
- Pursuing Grant Funding Ongoing
- Biological Evaluation October 2010
- Tree Survey March 2011
- Initial Sediment and Water Quality Assessment August 2010
- Comprehensive Geotechnical & Environmental Site Assessment – September 2011



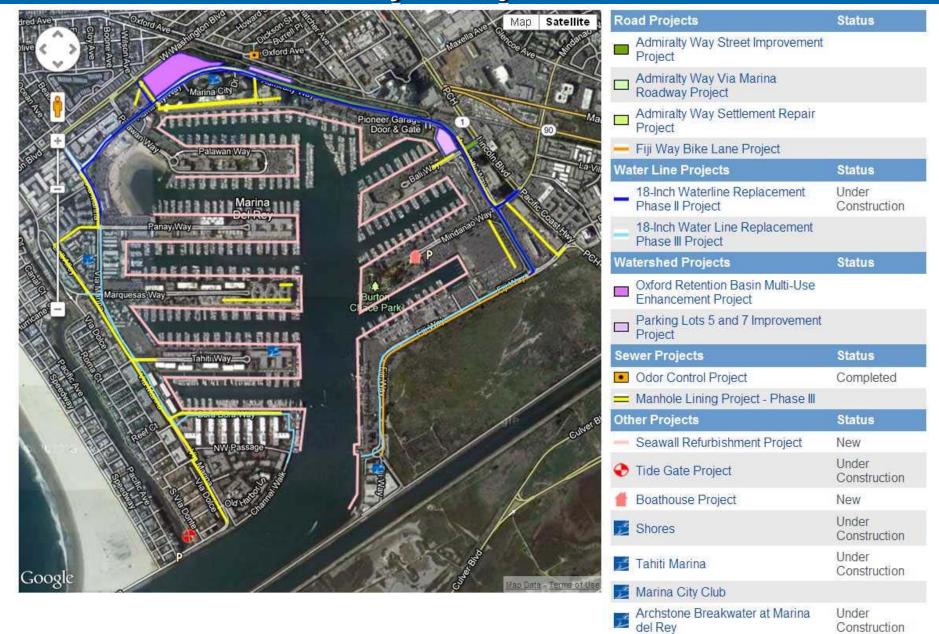


# Estimated Total Project Cost & Construction Schedule

- Final design: Fall 2012
- Mitigated Negative Declaration
- Environmental permits
- Target ConstructionStart: Mid 2013 Early 2014
- Estimated Total Project Cost: \$10.2 Million

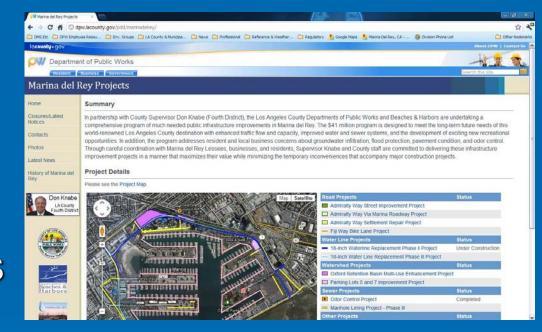


# Marina del Rey Project Coordination



# DPW's New Marina del Rey Project Website

- Project Details
- Interactive Map
- Contact
  Information
- News & Updates



http://dpw.lacounty.gov/pdd/marinadelrey



County of Los Angeles Department of Public Works dpw.lacounty.gov

### **JOSHUA SVENSSON, P.E.**

Watershed Management Division

(626) 458-7157 jsvensson@dpw.lacounty.gov





County of Los Angeles Department of Public Works dpw.lacounty.gov

#### **PAMELA MANNING**

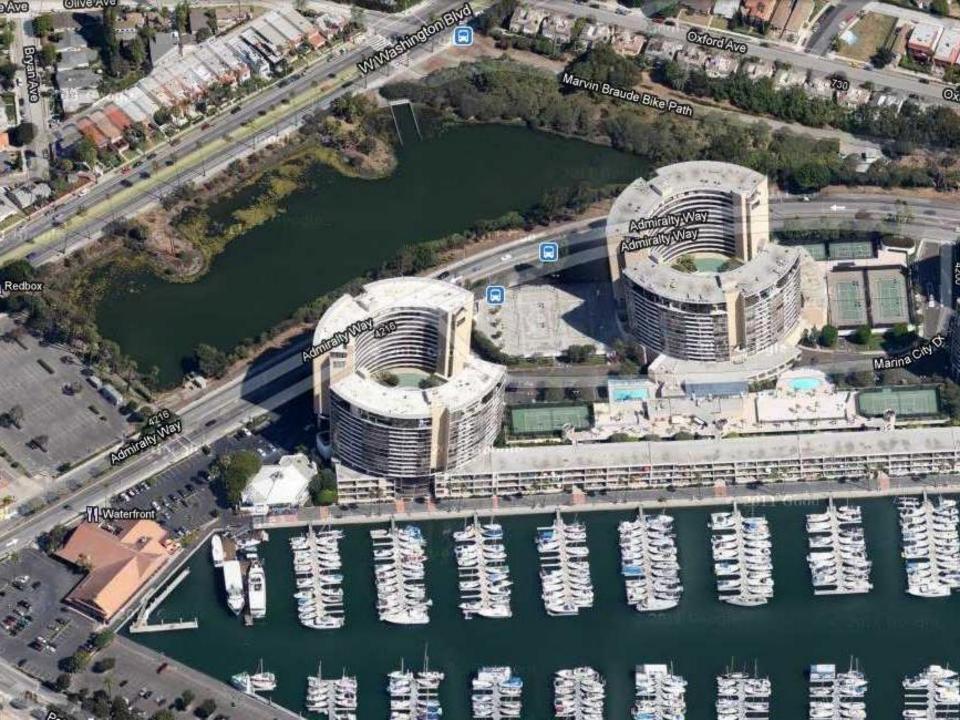
City Services, Programs Division

(626) 458-7131 pmanning@dpw.lacounty.gov

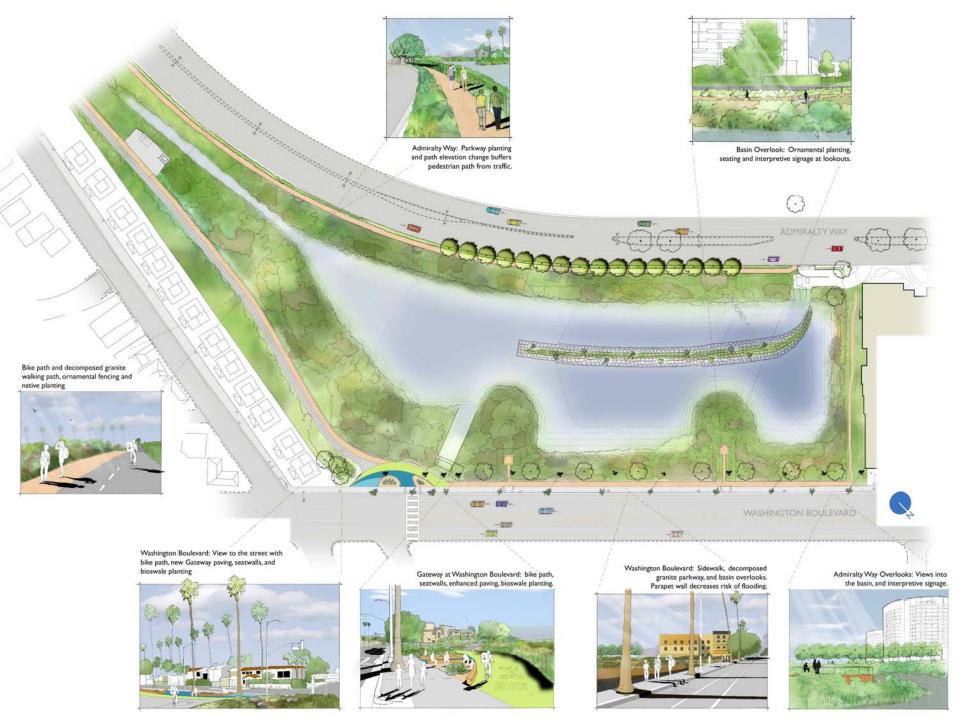


http://dpw.lacounty.gov/pdd/marinadelrey









# Community Outreach & Support

Date	Audience
Early 2012	Additional Community Meeting(s)
April 2012	Marina Del Rey Convention & Visitor's Bureau
March 2012	Marina Del Rey Lessee's Association
January 2012	Ballona Creek Task Force
August 2011	MdR Convention & Visitor's Bureau
August 2010	MdR Design Control Board
August 2010	Small Craft Harbors Committee
September 2009	Public Meeting
November 2007	Santa Monica Bay Restoration Commission
November 2007	Ballon Creek Task Force
July 2007	Small Craft Harbors Committee
July 2007	MdR Design Control Board



#### To enrich lives through effective and caring service



Santos H. Kreimann

Director

Kerry Silverstrom

Chief Deputy

Gary Jones

Deputy Director

September 6, 2012

TO:

Small Craft Harbor Commission

Gary Jones

FROM:

🔽 Santos H. Kreimann, Director

SUBJECT: ITEM 8 - ONGOING ACTIVITIES REPORT

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

On August 7, 2012, the Board approved, and instructed the Chairman to sign an amendment to the lease for Parcel 104R, Del Rey Shores Personal Warehouses, located at 4201 Via Marina, in Marina del Rey, to maintain all existing percentage rental rates, adjust the security deposit, update the insurance provision for a ten-year term ending March 14, 2020, and add a provision to safeguard minimum rent against future downward adjustments.

On August 14, 2012, the Board approved the modifications to the form of Amended and Restated Lease Agreement for Parcel 8T to facilitate Archstone's ownership structure and financing in acquiring the leasehold interest; Authorized the Chairman to execute required documents including the Amended and Restated Lease Agreement; Memorandum of Lease as referenced in the Amended and Restated Lease Agreement; and the Estoppel and the Consent to Assignment of Lease and Option and Deliver the documents to County Counsel for administration in connection with the escrow for Archstone's acquisition of the leasehold and payment of County's sale participation.

Also, on August 14, 2012, the Board awarded and authorized the Director of Public Works to execute and implement a construction contract with Sancon Engineering, Inc., in the amount of \$507,250 for Project ID No. SMDMDR0010 – Marina del Rey Sanitary Sewer Manhole Lining – Phase III, for lining of sanitary sewer manholes, in the unincorporated community of Marina del Rey.

On August 21, 2012, the Board approved the project for the replacement of a waterline (Phase IIIA) in the unincorporated community of Marina del Rey and adopted the plans and specifications for the project with an estimated construction contract cost between \$650,000 and \$900,000; set September 18, 2012 for bid opening; authorized the Director of Public Works to award, execute and implement a construction contract with the apparent responsible contractor with the lowest responsive bid; and also authorized the Director to approve and execute change orders within the same monetary limits allowing the substitution of subcontractors and relief of bidders and accept the project upon its final completion; and release retention money.

Small Craft Harbor Commission September 6, 2012 Page 2

#### REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey appeared before the Regional Planning Commission during the month of August.

#### CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were placed on the August 2012 California Coastal Commission Agenda.

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

There has been no update of this item since last meeting. The City of Los Angeles filed with the Court a brief appealing the judgment entered on September 26, 2011 that was consistent with the tentative ruling issued on July 28, 2011, which barred the City 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. A response to the appeal will be prepared by the County and filed within the timeframe required by the Court.

#### 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 August Design Control Board meeting was cancelled.

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

A proposed pathway for a bike path connecting 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

#### MARINA DEL REY SLIP REPORT

The overall vacancy percentage across all anchorages in Marina del Rey stood at 18.04% in July 2012. Adjusted to remove out of service slips and 50% of available double slips, vacancy within Marina del Rey stands at 16.27%. Vacancies in the various size classifications are separated by anchorage and are provided in the document attached. Pursuant to the Coastal Development Permit (5-11-131) conditions, the slip size mix for various size classes are required to maintain minimum thresholds as a percentage of the entire Marina. The attached document outlines the percentage of each size category as a percentage of all slips in the Marina.

#### **OUTSTANDING RENT ADJUSTMENTS**

The following leaseholds are in the process of negotiating decennial rent adjustments: Parcel 41 (Catalina Yacht Anchorage) – 06/01/2012 – Staff analysis due

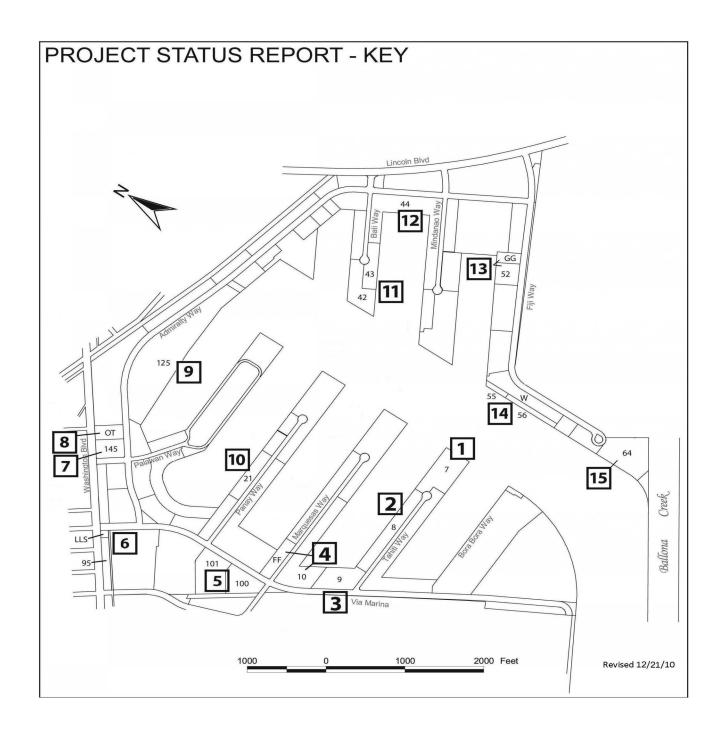
Small Craft Harbor Commission September 6, 2012 Page 3

Parcel 103 (Oakwood Apartments) – 11/30/2011 – Appraisal report due Parcel 200 (Edison Tahiti Sub-station) – 02/01/2012 – Preparing lease amendment

SHK:mk Attachments (3)

#### Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of July 31, 2012

Parcel No Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
	David Novel	* Delilion appropriate 205 posterosts	Seeking Approvals		N. Veriner manual
8 Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	Massing Two 3-story residential buildings over parking; 41' and 48'.  Parking 315 residential parking spaces and 172 slip parking spaces.	Proprietary Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. On 10/12/11 the SCHC endorsed the renewal of the lease extension option. BOS will consider the lease extension option on 10/18/11. Regulatory DCB continued from July 2008 with conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10. DCB final design for site renovation was approved on 1/18/12.	
9 Proposed Hotel on northern half of Parcel 9U	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites)	Massing Revised project will be resubmitted at a later date.  Parking Parking plan will be resubmitted at a later date.	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. The project was appealed to the CCC on 06/07/12. An appeal date of the Wetland Park on P-9 before the CCC has not been scheduled yet.	
10/14 (FF) Neptune Marina/ Legacy Partners	Tim O'Brien	\$ 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 decommendation 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 indicated its intent to approve 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 L/D 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. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12. Final approval of the project was granted by the BOS on 5/15/12. The project was appealed to the CCC on 06/07/12. On 7/12/12, the CCC found no substantial issue on the appeals.	
95/LLS Marina West Shoppin Center/Gold Coast	Michael Pashaie/ David Taban	*22,432 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 at Board in closed session on 1/31/12. Regulatory Conceptual DCB design submittal was approved on 5/16/12.	No Variance proposed
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
147 (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 10/2/10/9 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 was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 were effective 4/19/12. Final DCB approval on 4/18/12. Last day to appeal project to CCC is 8/1/12 at 5pm.	replacement public parking off site. No Variance proposed
125 Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed  * Marina Walk and fire access improvements with new pavers, railing, landscape and pedestrian amenities.	Massing No modifications to existing buildings proposed.  Parking Existing 361 shared parking spaces will remain unchanged.	Proprietary Lease amendment adopted by BOS on 7/6/10.  Regulatory DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement was included in the County's master waterside CDP application to CCC. CCC approved waterside master CDP for dock construction on 11/3/11. Reconstruction of Marina Walk and docks is anticipated from September 2012 through August 2013. Final approval of promenade improvements granted by DCB on 3/16/11.	CDP for waterside is needed from Coastal Commission No Variance proposed
21 Holiday Harbor Courts/ Goldrich & Kest Industries		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 Phase 2 (Parcel C)  * 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	Phase 1 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 104/11. 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 WeAreMdRs appeal of the BOS 4/26/11 determination and approval is final. Final DCB approval granted on 4/18/12. Phase 2 (Parcel C) DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning I CDP for waterside from Coastal Commission No Variance proposed
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. Final DCB design was approved on 5/16/12. Parking permit approved by hearing officer on 7/3/12. Last day to appeal was 7/17/12.	No Variance proposed. Parking Permit for reduced parking
44 - Pier 44/Pacific Marina Venture	e 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's" 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. BOS will review CCC approved changes at a future meeting.	Shared Parking Agreement No Variance proposed
52 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 was 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 was scheduled for 2/5/12 in Chace Park, MdR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12.	LCP amendment to rezone site to Boat Storage and to transfe Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines that structures beat least 15 ft. from bulkhead
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)
(4 - 5	Brian Gilchrist	* Complete leasehold renovation	Construction in Proce  Massing Existing 224 units in 3 stories with portions over parking	SSS   Proprietary BOS action on term sheet on 2/2/10. BOS approved assignment of Lease Option to Archstone Property Holdings, LLC., and extension of	No Variance proposed
64 Breakwater Archstone	BIAN GICHTIST	Сопръсе гевенова тепочанов	Massing Existing 2.24 units in 3 stories with portions over parking Parking All parking located on site	Propretary BUS action on term sheet on 2/21/10. BUS approved assignment of Lease Option to Archstone Property Holdings, LLC., and extension of the Option Agreement expiration date to 12/31/11. Regulatory Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND was recirculated with 30-day public review period 7/5/10 through 8/4/10. SCHC reviewed MND on 9/08/10. BOS certified MND on 9/14/10. Site Plan application in DRP approved 11/9/10. DCB final concept approved 11/17/10. Construction commenced November 2011; 1st phase completion anticipated in June 2012.	no variance proposed
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. Construction started March 2012.	No Variance proposed
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. 18-month extension of Option approved by BOS on 12/15/09. BOS approved modifications to the form of Amended and Restated Lease Agreement on 2/15/11.  Regulatory DCB concept approval 1/20/05. RPC approval June 2006; BOS heard appeal February 2007; and approved project March 2007. DCB final review 7/19/07. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08. Building permit issued 3/3/11; construction started 3/18/11.	Variance for enhanced signage





#### To enrich lives through effective and caring service

# Caring for Your Coast ON Department of A Beaches & Harbors

#### September 6, 2012

Santos H. Kreimann Director

Kerry Silverstrom

Chief Deputy

Gary Jones

Deputy Director

To:

Small Craft Harbor Commission

Gary Jones

From:

For Santos H. Kreimann, Director

Subject:

AGENDA ITEM 7a – OXFORD BASIN PROJECT

Item 7a on your agenda is a presentation by Josh Svensson, with the County's Department of Public Works, on the status of the Oxford Basin Project planned for the first quarter of 2014.

The project contains a plan to restore the Oxford Basin area to a functioning inter-tidal wetland to improve flood control functionality, aesthetics, and recreational opportunities. The plan includes re-grading of the site, replacement of non-native vegetation with native species, installation of a walking path, and use of less obstructive fencing.

Mr. Svensson will present to your Commission in details of the project scope, its current status and a timeline for project milestones.

SHK:mk

#### Marina del Rey Slip Vacancy Report

Jul-12		18-25			26-30			31-35			36-40			41-45			46-50			51+		TOTAL	TOTAL	%	TOTAL DOUBLE	TOTAL
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VACANT	AVAILABLE	VACANT	VACANT	OUT OF SERVICE
P7	0	8	0.0%	2	80	2.5%	0	44	0.0%	3	42	7.1%	2	12	16.7%	0	7	0.0%	2	21	9.5%	9	214	4.2%		
P8	0	0		40	67	59.7%	14	91	15.4%	6	63	7.9%	0	9	0.0%	0	0		0	0		60	230	26.1%		1
P10	1	12	8.3%	11	126	8.7%	2	22		2		10.0%	0	0		0	0		0	0		16	180	8.9%		
P12	0	0		0	0		0	30	0.0%	0	53	0.0%	4	58	6.9%	5	44	11.4%	0	31	0.0%	9	216	4.2%		
P13	0	0		0	3	0.0%	5	33	15.2%	6	70	8.6%	6		16.7%	3	36	8.3%	1	8	12.5%	21	186	11.3%		
P15	9	106	7.5%	1	32	3.1%	0	40	0.0%	0	20	0.0%	5	20	25.0%	9	18	50.0%	0	0		24	236	10.2%		1
P18	22	198	11.1%	10	68	13.2%	1	41	2.4%	3	39	7.7%	0	26	0.0%	6	18	33.3%	2	34	5.9%	44	424	10.4%	2	1
P20	12	42	28.6%	4	59	1.7%	1	21	4.8%	0	9	0.0%	0	8	0.0%	0	0		0	0		17	139	12.2%		3
P21	61	121	44.6%	6	51	11.8%	0	0		0	10	0.0%	0	0		0	0		0	0		67	182	36.8%	32	7
P28	0	0		61	182	33.5%	35	100	35.0%	4	82	4.9%	0	0		1	9	11.1%	0	2	0.0%	101	375	26.9%		
P30	0	8	0.0%	8	70	• • • • •	2	51	2.0%	0	33	0.0%	0	26	0.0%	0	52	0.0%	2	55	0.0%	12	295	4.1%	1	7
P41	15	90	16.7%	7	24	29.2%	5		14.7%	0	0		0	0		0	0		0	0		27	148	18.2%		
P42-43	50	109	45.9%	53	120	44.2%	17	70	24.3%	2	36	5.6%	0	0		1	10	10.0%	1	4	25.0%	124	349	35.5%		
P44 (P45)	116	269	42.8%	4	51	7.8%	7	71		0	0		0	0		0	0		0	0		127	391	32.5%	108	1
P47	17	53	32.1%	34	81	42.0%	14		41.4%	2	6	33.3%	0	1	0.0%	1	1	0.0%	0	0		68	171	39.8%		3
P53	0	34	0.0%	1	23	4.3%	1	37	2.7%	0	9	0.070	0	0		0	0		0	0		2	103	1.9%		
P54	0	0		0	3	0.0%	0	0		6	24	12.5%	0	6	0.0%	0	7	0.0%	1	14		7	54	13.0%	2	3
P111	0	20	0.0%	0	27	0.0%	0	2	0.0%	0	15	0.0%	0	0		0	8	0.0%	12		30.8%	12		10.8%		
P112	0	100	0.0%		0		0	11		0	24	0.0%	0	0		0	0		12	40	30.0%	12		6.9%		
P125I	12	13	92.3%	61	118	51.7%	0	88	0.0%	0	60	0.0%	2	11	18.2%	0	22	0.0%	0	8	0.0%	75	320	23.4%	2	
P132	10	29	34.5%	0	3	0.0%	6	68	8.8%	7	58	12.1%	2	45	4.4%	0	39	0.0%	0	20	0.0%	25	262	9.5%	1	
Grand Total	325	1212	26.8%	303	1188	25.5%	110	883	12.5%	41	673	6.1%	21	258	8.1%	26	271	9.6%	33	276	12.0%	859	4761	18.0%	148	27

#### **Summation**

 Vacancy in 18'-25'
 26.8%

 Vacancy in 26'-30'
 25.5%

 Vacancy in 31'-35'
 12.5%

 Vacancy in 36'-40'
 6.1%

 Vacancy in 41'-45'
 8.1%

 Vacancy in 46' to 50'
 9.6%

 Vacancy in 51' and over
 12.0%

Total Vacancy 18.04% Vacancy w/o doubles and out of service slips 16.27%

#### **Slips by Size Category in MDR**

August 2012	<sub>e</sub> yê <sup>î</sup>	OTAL JEGG	Constitution Het P	adiation of	AL Med of T	Ster Ster	THE SHOLD
25' & Less Number of Slips		0	1,212	4,761	25.46%	16%	conforms
Number of Slips	1,212	U	1,212	4,701	25.40 /	10 /0	COMOTHS
26'-30'							
Number of Slips	1,188	0	1,188	4,761	24.95%	19%	conforms
30'-35'							
Number of Slips	1,840	0	1,840	4,761	38.65%	18%	conforms

Notes
4,761 = pre-construction number of slips
No slips were under construction as of 8/1/12