



To enrich lives through effective and caring service



**SMALL CRAFT HARBOR COMMISSION
AGENDA
March 13, 2013
10:00 A.M.**

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

Audio

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

Small Craft Harbor Commission Meeting of January 9, 2013

3. **COMMUNICATION FROM THE PUBLIC**

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

4. **COMMUNICATION WITH THE COMMISSIONERS**

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

5. **REGULAR REPORTS**

a. Marina Sheriff - (DISCUSS REPORTS)
- Crime Statistics (January, February 2013)
- Enforcement of Seaworthy & Liveaboard
Sections of the Harbor Ordinance with
Liveaboard Permit Percentages (January, February 2013)

b. Marina del Rey and Beach Special Events (DISCUSS REPORT)

c. Marina Boating Section Report (PRESENTATION)

6. **OLD BUSINESS**

a. Election of Commission Officers (ACTION REQUIRED)

7. **NEW BUSINESS**

- a.))) Decennial Rent Adjustment (Parcel 200) (APPROVAL REQUIRED)
- b.))) Informational Report from Lessee on Current Management and Future Plans for Fisherman's Village (Parcel 56) (PRESENTATION)
- c.))) Update on Visioning Process from the Department of Regional Planning (PRESENTATION)

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
 - Coastal Commission Slip Report

9. **ADJOURNMENT**

PLEASE NOTE

- 1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Small Craft Harbor Commission on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
- 2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

Department of Beaches and Harbors Website Address: <http://marinadelrey.lacounty.gov>

Department of Beaches and Harbors
Administration Building
13837 Fiji Way
Marina del Rey, CA 90292

MdR Visitors & Information Center
4701 Admiralty Way
Marina del Rey, CA 90292

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

Lloyd Taber-Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292

- 3. The entire agenda package and any meeting related writings or documents provided to a Majority of the Commissioners (Board members) after distribution of the agenda package, unless exempt from disclosure Pursuant to California Law, are available at the Department of Beaches and Harbors and at <http://marinadelrey.lacounty.gov>

Si necesita asistencia para interpretar esta informacion llame al (310) 305-9503.

ADA ACCOMMODATIONS: 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

January 9, 2013 – 10:00 a.m.

Commissioners: David Lumian, Chair; Dennis Alfieri, Vice Chair; Allyn Rifkin, Commissioner; Vanessa Delgado, Commissioner; Russ Lesser, Commissioner (excused absence).

Department of Beaches and Harbors: Gary Jones, Deputy Director; Steve Penn, Acting Chief, Asset Management Division; Carol Baker, Chief, Community and Marketing Division; Debra Talbot, Manager, Community and Marketing Division.

County: Amy Caves, Senior Deputy County Counsel; Sergeant Anthony Easter, Sheriff's Department.

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 10:00 a.m. followed by the Pledge of Allegiance.

Approval of Minutes: Motion to approve by Commissioner Alfieri, seconded by Commissioner Delgado, unanimously approved.

Item 3 – Communication from the Public:

None

Item 4 – Communication with the Commissioners

Commissioner Alfieri asked about the report on the Coastal Commission meeting that took place in December 2013.

Gary Jones responded and gave a brief update regarding an appeal of the Wetland Park project on Parcel 9 which the Coastal Commission denied, and shared that at a de novo hearing a revised project was approved. The Department is closely monitoring the 60-day period in which the Coastal Commission can be sued.

Commissioner Alfieri asked if the pedestrian promenade project is going forward.

Mr. Jones stated as part of the Legacy project at Parcels 10 and FF the lessee is required to improve the promenade and construct the transient docks on the waterside of Parcel 9.

Item 5a – Marina Sheriff

Sergeant Easter provided the Liveboards and Crime Statistics Report.

Item 5b – Marina del Rey and Beach Special Events

Carol Baker provided the report.

Item 5c – Marina Boating Section Report

Debbie Talbot reported an increase in entries for the 50th Annual Boat Parade in December 2012 with strong attendance by the public also reported. Ms. Talbot discussed the 57th annual Los Angeles Boat show to be held in early February 2013. She also gave a brief overview of the clean-up in various County-controlled parcels around the Marina. Ms. Talbot described a series of presentations she will be making to describe the activities of the new Marina boating section.

Ms. Talbot shared that she made a presentation to the Marina Lessees' Association regarding the presence of illegal charters in the Marina.

Commissioner Rifkin asked if the Boating Section can come up with a strategic plan with goals and objectives to be presented in the near future.

Chair Lumian stated that Debbie already laid out what was requested at an earlier presentation but that he would appreciate an update.

Commissioner Rifkin commended the work the Boating Section is doing.

Item 5d – Marina del Rey Convention and Visitors Bureau

Beverly Moore spoke about the off-season hotel discount programs, and about the various advertising and marketing strategies being utilized by the CVB.

Ms. Moore thanked the Department for the work done around the Visitors Center.

Ms. Moore described the expansion of service by Starline Tours to the Marina del Rey area. The new service area will include Venice, Marina del Rey, and the LAX hotel area and will provide additional transit options for visitors in the Marina and adjacent areas.

Item 6 – Old Business

None.

Item 7a – Election of Commission Officers

Commissioner Rifkin nominated David Lumian as chair, and Commissioner Alfieri provided a second.

Jon Nahhas raised concerns that development of the Marina and inner-workings of the harbor were treated with the utmost in integrity and moral standards. Mr. Nahhas asked that the citizen's best interests be strongly considered.

Chair Lumian asked if there were any more comments.

Commissioner Delgado asked about the acceptance of the nomination.

Chair Lumian stated that he will accept the position only if County Counsel does not have a problem.

Amy Caves stated that there may be an issue since there exists a term limit of two consecutive years as Chair of the Commission.

Commissioner Delgado stated that the policy has been waived in the past years.

Ms. Caves responded that the item should be continued or a different chair be nominated for a 1 year term.

Chair Lumian ask for a motion to continue this item until next meeting once county counsel is able to review the policy. **Moved by Commissioner Delgado; seconded by Commissioner Alfieri; unanimously approved.**

Item 7b – Proposed 2013 Commission Meeting Schedule

Mr. Jones presented the proposed meeting schedule, and spoke on the possibility of holding a special evening meeting if there are items of significance to the community.

Jon Nahhas gave his support for evening meetings and asked that special items be presented during evening meetings when the public can more readily attend. He pointed out that only 2 members of the public were in attendance for the January daytime meeting.

Chair Lumian asked for comments.

Commissioner Alfieri commented about the Visioning process and thought it would be beneficial to have evening meetings when the Visioning project is taking place, and asked staff when that project would take place.

Mr. Jones stated that the Department is waiting for a schedule from Regional Planning.

Motion to approve by Commissioner Delgado and seconded by Commissioner Alfieri, unanimously approved.

Item 7c – Review of Project Accomplishments in 2012 and Anticipated Project Activity in 2013

Mr. Jones gave a brief introduction to the presentation.

Matt Kot gave the presentation.

Jon Nahhas provided a historical context regarding the creation operation, and management of Marina del Rey. Mr. Nahhas provided a presentation to accompany his discussion.

Mr. Nahhas asked that the public's access to the slips, parks, and parking areas in the Marina be restored. Mr. Nahhas also asked that the Local Coastal Program be enforced to ensure active use of the slips be conducted. He requested that the public be presented a displacement plan for slips. He also asked that pending development in the marina not constitute a gift of public funds to wealthy water-front residents.

Captain Alex Balian voiced his concerns with the development status of Fisherman's Village.

Mr. Jones stated there is no timeline is in place for redevelopment. He shared that the lessee has notified the Department that it is working on a plan to be submitted to the County in the future and that he anticipated the parcel being included in the Visioning process.

Commissioner Delgado asked if there is a requirement in the lease for development of the parcel within a scheduled timeframe.

Mr. Jones responded that there is no requirement within the original lease for re-development.

Commissioner Delgado stated that the County has no way of forcing redevelopment.

Mr. Jones stated that if a parcel is under a lease, that the County would need to wait until the lease terminates to regain control of a parcel.

Commissioner Alfieri asked if there is any way the Commission can be of influence.

Mr. Jones stated the lessee has been receptive in the past to comments raised by the SCHC and DCB. Mr. Jones asked if the Commission wanted to request the Department speak with the lessee about the Commission's concerns.

Commissioner Alfieri stated that the community has also voiced concerns.

Mr. Jones spoke on the visioning process and how it could be used with the lessee.

Commissioner Alfieri suggested having a letter written from the Commission. He also inquired about the revenue received from the lessee.

Mr. Jones stated that revenue is stable and paid on time.

Commissioner Alfieri inquired about any violations.

Mr. Jones replied that the Department does regular inspections. Exterior maintenance issues have been raised with the lessee in the past.

Chair Lumian asked about getting a resolution in a letter or inviting the lessee to a meeting.

Mr. Jones recommended having the lessee attend a future meeting.

Chair Lumian asked the Department to invite the lessee to the next meeting.

Chair Lumian asked for comments before moving on, and stated that since no action is being taken, members of the public can speak when the next item comes fourth.

Chair Lumian stated that members of the public can discuss what they want under the staff report.

Captain Alex Balian discussed his concern about not taking action prompting redevelopment due to a lease document. He suggested taking legal action is possible to promote a revision to the lease and the project.

Chair Lumian asked the Department to provide a summary of a lease term or copies of the lease.

Mr. Jones stated that the leases are made available to the public.

Jon Nahhas inquired about the identity of the Fisherman's Village lessee.

Mr. Jones responded that the lease was held by Pacific Ocean Management.

Jon Nahhas made comments about the lessee and their history of operations in the marina. Mr. Nahhas spoke on slip reports and asked for more definition regarding the slip reports. Mr. Nahhas also asked for more bike access throughout Marina del Rey.

Item 8 – Staff Reports

Gary Jones delivered the report.

Chair Lumian ask for comments.

Commissioner Alfieri asked about the definition of offline slips.

Mr. Jones commented on offline slips and explained the requirements for displacement plans being submitted in relation to redevelopment of anchorages within the Marina.

Commissioner Rifkin asked about the summary report and its requirements.

Mr. Jones explained the threshold requirements and responded that the Department is in compliance with the CDP.

Adjournment

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



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES JANUARY 2013



	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										0
Robbery: Strong-Arm										0
Aggravated Assault	1							2	2	5
Burglary: Residence	2				1		1	1	2	7
Burglary: Other Structure	2	2				2		3	1	10
Grand Theft	4	7		2	1	1	1	1	1	18
Grand Theft Auto	3						1	5		9
Arson										0
Boat Theft										0
Vehicle Burglary	7						4	3	1	15
Boat Burglary				1						1
Petty Theft	5	2	2	2	1	2	1	11	5	31
REPORTING DISTRICTS TOTALS	24	11	2	5	3	5	8	26	12	96

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

Source- LARCIS, **Date Prepared** February 05, 2013
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - JANUARY 2013



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	0
Aggravated Assault	0	0
Burglary: Residence	1	1
Burglary: Other Structure	0	0
Grand Theft	1	1
Grand Theft Auto	0	1
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	0	4
Boat Burglary	0	0
Petty Theft	1	1
Total	3	8

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

Source- LARCIS, **Date Prepared** February 05, 2013
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- JANUARY 2013



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	0
Aggravated Assault	1	4
Burglary: Residence	2	5
Burglary: Other Structure	4	6
Grand Theft	13	5
Grand Theft Auto	3	6
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	7	8
Boat Burglary	1	0
Petty Theft	11	20
Total	42	54

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

Source- LARCIS, **Date Prepared – February 05, 2013**
CRIME INFORMATION REPORT - OPTION B



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES FEBRUARY 2013



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	TOTALS
Homicide										0
Rape					1					1
Robbery: Weapon										0
Robbery: Strong-Arm										0
Aggravated Assault		1				1				2
Burglary: Residence	1						9	6	2	18
Burglary: Other Structure	1					1				2
Grand Theft	2	2					2	5	3	14
Grand Theft Auto	2				1	1	1	2	1	4
Arson									1	1
Boat Theft										0
Vehicle Burglary	4	3			2		1	2	2	14
Boat Burglary				3						1
Petty Theft	2	2	2		1	1	2	10	7	27
REPORTING DISTRICTS TOTALS	19	8	2	4	5	3	22	27	16	106

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

Source- LARCIS, **Date Prepared** March 05, 2013
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - FEBRUARY 2013



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	1	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	0
Aggravated Assault	0	0
Burglary: Residence	0	9
Burglary: Other Structure	0	0
Grand Theft	0	2
Grand Theft Auto	1	0
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	1	2
Boat Burglary	0	0
Petty Theft	1	0
Total	4	13

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

Source- LARCIS, **Date Prepared** March 05, 2013
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- FEBRUARY 2013



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide	0	0
Rape	0	1
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	0
Aggravated Assault	1	1
Burglary: Residence	1	17
Burglary: Other Structure	1	1
Grand Theft	4	10
Grand Theft Auto	2	7
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	1	15
Boat Burglary	0	0
Petty Theft	7	14
Total	17	66

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

Source- LARCIS, **Date Prepared –** March 05, 2013
CRIME INFORMATION REPORT - OPTION B



Marina del Rey Harbor Liveaboard Compliance Report 2013



Liveaboard Permits Issued

	<u>January</u>	<u>February</u>
New permits Issued:	4	1
Renewal Issued:	24	15
Total:	28	16
Notices to Comply Issued:	14	14

Totals

	<u>November</u>	<u>December</u>
Liveaboard:	291	274
Current Permits:	220	182
Expired Permits:	49	72
No Permits:	22	20

Total reported vessels in Marina del Rey Harbor: 4690

Percentage of vessels that are registered liveaboards: 5.84%

Number of currently impounded vessel: 10



To enrich lives through effective and caring service



March 7, 2013

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 5b - MARINA DEL REY AND BEACH SPECIAL EVENTS**

MARINA DEL REY

BIRDWATCHING 2013

Burton Chace Park ♦ Lobby

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) 322-6951.

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: April 25, June 27
9:00 a.m.

March 28, May 23
4:00 p.m.

For more information call: (310) 322-6951

BURTON CHACE PARK WALKING CLUB

Burton Chace Park ♦ Lobby

13650 Mindanao Way ♦ Marina del Rey, 90292

Tuesdays & Thursdays

10:30 a.m. - 11:30 a.m.

The Los Angeles County Department of Beaches and Harbors is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (310) 305-9595.

For more information call: (310) 305-9595

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC

All concerts from 1:00 p.m. - 4:00 p.m.

Saturday, March 9

Blue Breeze, playing R&B

Sunday, March 10

Brazil Brasil, playing Bossa/Samba

Saturday, March 16

Friends, playing R&B

Sunday, March 17

Susie Hansen's Latin Jazz Band, playing Latin Jazz

Saturday, March 23

Carangoa, playing Cuban

Sunday, March 24

Jimi Nelson & The Drifting Cowboys, playing Country

Saturday, March 30

Jimbo Ross & The Bodacious Blues Band, playing Blues

Sunday, March 31

Upstream, playing Reggae

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

BEACH EVENTS

BEACH NATURE WALK

Dockweiler Youth Center ♦ 12505 Vista del Mar ♦ Los Angeles ♦ 90245

Saturday, March 23

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 a free guided nature walk on Dockweiler Beach. In particular, you will look for the Western Snowy Plovers, a tiny bird that spends its life on the beach eating, sleeping, resting and laying its eggs right in the sand! You will be walking on the beach, so dress appropriately and bring plenty of water. **Space is limited so please call to pre-register at (310) 481-4037.** A parking pass is available for \$2 at the Dockweiler Youth Center office.

"BEACH EATS" GOURMET FOOD TRUCKS IN MARINA DEL REY

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey

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

Los Angeles County Department of Beaches and Harbors is sponsoring gourmet food trucks in Marina del Rey on Thursday evenings beginning April 4th, offering delectable dishes plus a chance to picnic on the beach. The "Beach Eats" gourmet food truck events are held from 5 p.m. to 9 p.m. The assortment of trucks varies week to week. Paid parking is available at beach parking lot #10 for 25 cents for every 15 minutes.

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

SHORE FISHING

Dockweiler Youth Center ♦ 12505 Vista del Mar ♦ Los Angeles, CA 90245

Saturdays: 9:00 a.m. - 10:30 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: April 6, 7, 13, 14, 20, 21, 27, 28
May 4, 5, 11, 12, 18, 19**

For more information call: (310) 726-4128

SHK:CB:cm

Creating a “Boater Friendly” Marina del Rey

**LA County Department of Beaches & Harbors
Boating Section**

**Presentation to
Small Craft Harbor Commission**

March 13, 2013



Facilities the Boating Section Manages and Operates

1. Anchorage 47
2. Parcel 77 dry stack storage
3. Mast-up storage
4. Dinghy and Kayak Storage
5. Bike Storage Lockers

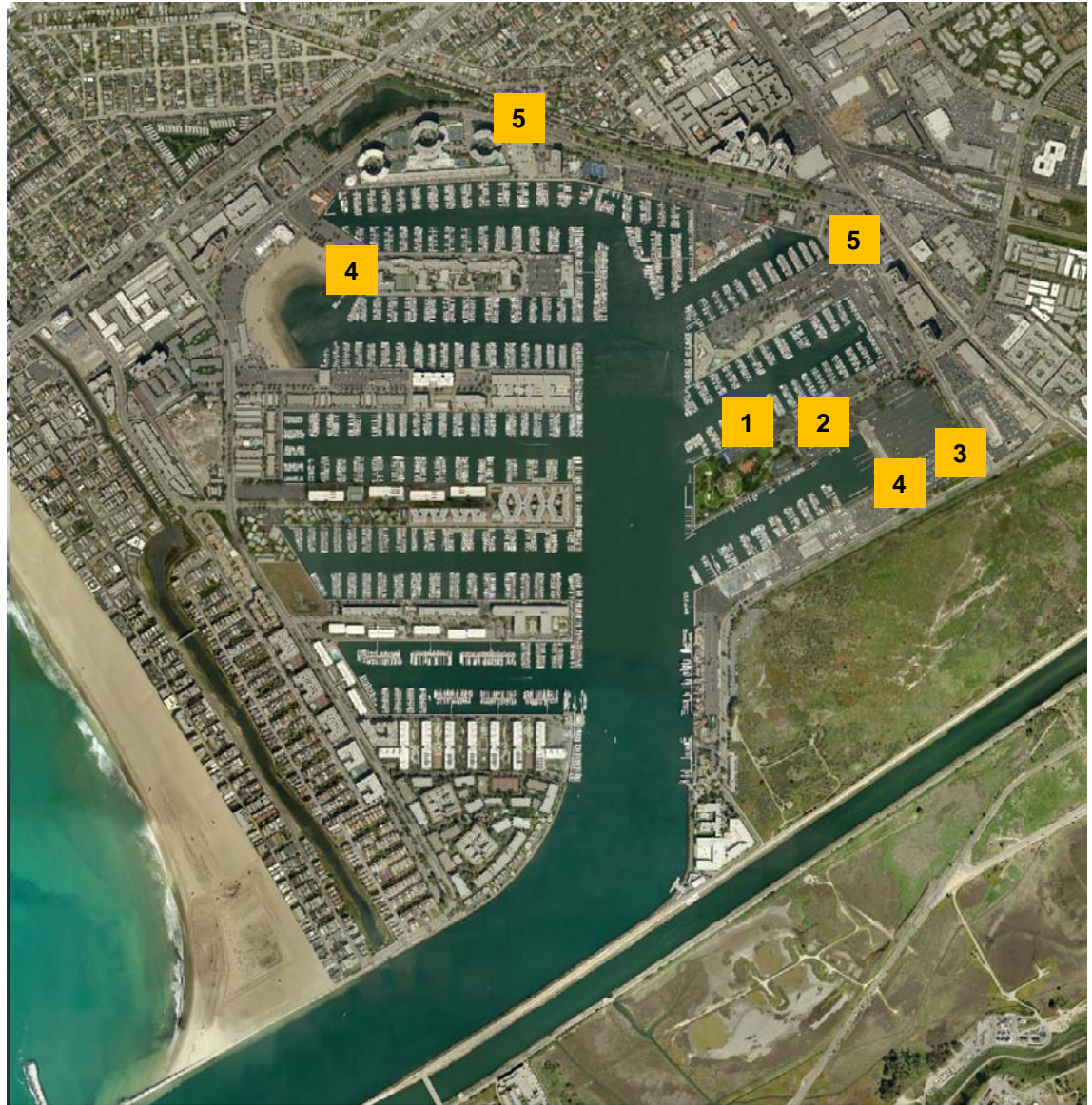


Photo date: Winter 2011

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Boating Section Goals & Objectives



- A plan for the boating community with consensus on direction and actions (strategic planning and meetings with the MdR boating community)
- A shared recreational boating environment with greater access to the water for all vessels from stand up paddle boards to mega-yachts
- Promote recreational boating as a family-friendly activity (partnership with the Los Angeles Boat Show – Burton Chace Park & LA Convention Center)



Boating Section Goals & Objectives



- Interface with all segments of the boating community (recreational – power and sail, personal water craft – kayaks, sculls, wave runners, stand-up paddle boarders, outrigger canoes, charter operators, yacht clubs, boating organizations and associations)
- Marine special event coordination – Marina del Rey Holiday Boat Parade, Boat Show, Marina Fest, yacht club races, halibut derby and tall ships festival



Boating Section Goals & Objectives



- Coordination and communication with public safety agencies including the U.S. Coast Guard, LA County Marina Sheriff's Station and LA County Fire Department/Lifeguard Division
- Address "illegal" charter operator issues affecting legitimate charter operators; coordinate with law enforcement and other authorities to address other illegal activities
- Handle and advise on boater-related inquiries during redevelopment of anchorages including phasing, sub-leasing of vessels and compliance with LACO ordinances



Boating Section Goals & Objectives



- Add more public pump out stations around MdR including Chace Park
- Expand “Clean Marina” program throughout Marina del Rey
- Establish clean water boater programs for clean water practices
- Increase oil recycling and hazardous waste disposal sites



Boating Section Goals & Objectives



- Non-motorized boating facilities at Burton Chace Park and Marina Beach
- Additional docking areas for charter operations
- New public docks in Basins B, G and H
- Modernized anchorages with state-of-the-art electrical capacity, amenities and increased boater parking



Boating Section Objectives - Visioning



- Expansion of “dock and dine” locations
 - Visioning of restaurant and hotel sites
- New boating facilities for instruction and rentals
 - Parcel 77
- New Marina del Rey WaterBus boarding locations
 - New boarding location added on Tahiti Way – B-3100



Boating Section – Current Projects



- P77 Dry Stack Storage renovation underway for boats on trailers, 24 rowing shells, 138 kayaks, 24 dinghies plus oar cabinets
- iPad deployment with real estate software for improved management and operation of the Boating Section portfolio
- WaterBus preparation – 2013 season
- Meetings with the boating community and marina managers (dock masters)



Boating Section – Current Projects



- P77 Renovation – Parking Area



Boating Section – Outreach



- New Boating Section presentations to:
 - Women's Sailing Association of Santa Monica Bay
 - Catalina Fleet of Santa Monica Bay
 - LAX Coastal Area Chamber of Commerce Marina Affairs Committee
 - Del Rey Yacht Club Auxiliary
 - California Yacht Club (April)



Boating Section – Contact Info



- 13575 Mindanao Way
Marina del Rey, CA 90292
- Email: DTalbot@bh.lacounty.gov
- Phone: (310) 821-5242
- Or visit our Beaches & Harbors website at:
Marinadelrey.lacounty.gov





To enrich lives through effective and caring service



March 7, 2013

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Small Craft Harbor Commission

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

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

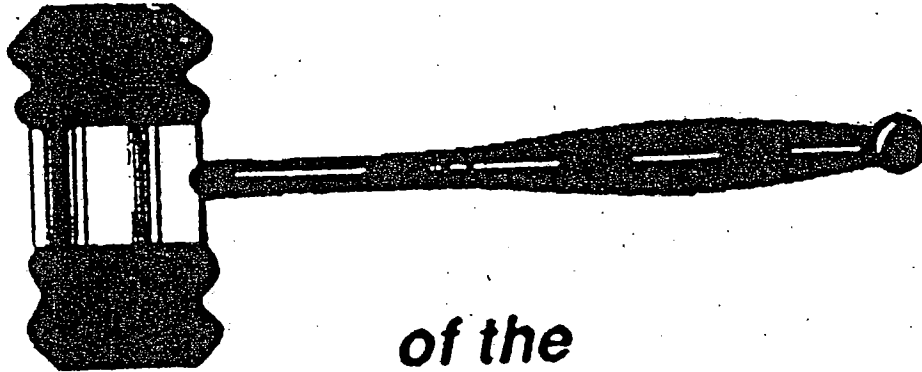
The election of the Commission Chair and Vice-chair is included as Item 6a on your agenda. A copy of the Small Craft Harbor Commission rules has been attached for your review and reference in relation to the election of officers.

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

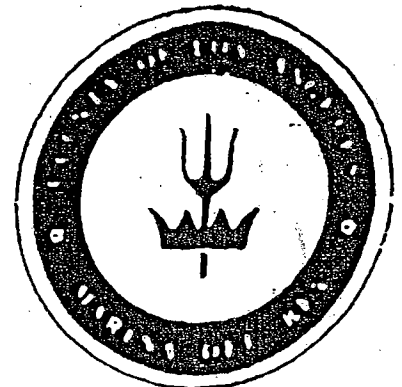
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Rules



*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



March 7, 2013

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Small Craft Harbor Commission

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

SUBJECT: **ITEM 7a – APPROVAL OF AMENDMENT NO. 2 TO LEASE NO. 17694
SCE TAHITI SUBSTATION (PARCEL 200 at 13340 FIJI WAY) MARINA DEL
REY**

Item 7a pertains to Lease No. 17694 SCE Tahiti Substation and the adjustment of annual rent and insurance coverage amounts on February 1, 2012 and every tenth anniversary thereafter. The parties have agreed to a new annual rent of \$72,086, which, based upon an appraisal of the parcel, is equivalent to, or greater than, fair market value. The new annual rent is an increase of \$7,286 above the current annual rent of \$64,800. Amendment No. 2 also provides that, following the Amendment No. 2 Effective Date, all annual rent adjustments shall either increase the annual rent or maintain it at the then current amount. The current insurance coverage amounts were deemed adequate by the County and therefore no adjustment to the insurance provisions is being recommended at this time.

Your Commission's endorsement of the recommendations in the draft Board letter attached is requested. Staff will inform your Commission should there be any material change made to this draft prior to submitting it to the Board of Supervisors for approval.

SHK:GJ:MK:jt

Attachments

Parcel 200 Lease Amendment No. 2

**Small Craft Harbor
Commission
March 13, 2013**





Parcel 200

- Parcel 200, commonly known as the SCE Tahiti Substation, contains underground transformer vaults.
-
- The leasehold occupies 0.59 acres of land in Marina del Rey.
 - It does not have a water area.
 - The 60-year ground lease between the County and the lessee was executed in 1971.

Parcel 200

Aerial View of Parcel 200



Parcel 200

- Parcel 200 lease requires adjustment of annual rent and insurance coverage amounts every 10 years, commencing Feb. 1, 1992. The current adjustment is for the period Feb. 1, 2012 to Jan. 31, 2022.
- The current insurance coverage amounts are deemed adequate by County's CEO Risk Management.



Parcel 200

- An appraisal was carried out to determine the Fair Market Value of the annual rent for the parcel.
-
- The appraisal process involved determining the land value of the parcel and then applying a capitalization rate to determine the annual rent.

Parcel 200

Calculation of Land Value & Annual Ground Rent

Comparable Properties Adjusted Sale Price per Square Foot	Reasonable Square Foot Value	Parcel 200 Land Area in Square Feet	Indicated Land Value
\$27.01 to \$41.66	\$35	25,745	\$901,075 (25,745 × \$35)
Capitalization Rate	Reasonable Cap Rate	Indicated Land Value	Indicated Annual Ground Rent
6% to 8%	8%	\$901,075	\$72,086 (\$901,075 × 8%)

Parcel 200

2012 Lease Amendment Annual Rent Adjustment

Existing Annual Rent (2002-2012)	\$64,800
Proposed Annual Rent (2012-2022)	\$72,086
Proposed Rent Increase	\$ 7,286
Proposed Percentage Increase	11.24%



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April 2, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

DRAFT

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

Dear Supervisors:

**APPROVAL OF AMENDMENT NO. 2 TO LEASE NO. 17694
SCE TAHITI SUBSTATION (PARCEL 200 at 13340 FIJI WAY)
MARINA DEL REY
(4th DISTRICT- 4 VOTES)**

SUBJECT

This Board letter requests approval of a Marina del Rey lease amendment for Parcel 200 (SCE Tahiti Substation) that adjusts the annual rent and the insurance liability coverage.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed lease Amendment No. 2 is categorically exempt under the California Environmental Quality Act pursuant to class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines and Section 15301 of the State CEQA Guidelines.
2. Approve and authorize the Chairman to sign the attached Amendment No. 2 to Lease No. 17694 pertaining to the readjustment of annual rent for a ten-year term ending January 31, 2022.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Marina del Rey leases generally provide for the periodic review of leasehold rents and liability insurance coverage to ensure that the rental rates payable to the County are maintained at current fair market levels and that the amount of general liability insurance is adequate to protect the County's interests. County rents are typically computed as the greater of either a fixed minimum rent or the total of varying percentages of the lessee's gross receipts from uses of the leasehold.

The Parcel 200 lease requires adjustment of annual rent and insurance coverage amounts on February 1, 2012 (2012 Annual Adjustment Date) and every tenth anniversary thereafter. The parties have agreed to a new annual rent of \$72,086, which, based upon an appraisal of the parcel, is equivalent to, or greater than, fair market value. The new annual rent is an increase of \$7,286 above the current annual rent of \$64,800. Amendment No. 2 also provides that, following the Amendment No. 2 Effective Date, all annual rent adjustments shall either increase the annual rent or maintain it at the then current amount. The current insurance coverage amounts were deemed adequate by the County and therefore no adjustment to the insurance provisions is being recommended at this time.

Implementation of Strategic Plan Goals

The recommended action will keep County annual rent at this parcel comparable to fair market rental in fulfillment of Strategic Plan Goal No. 1, "Operational Effectiveness", Strategy 2, "Fiscal Sustainability".

FISCAL IMPACT/FINANCING

Amendment No. 2 is projected to yield an additional \$7,286 per annum in Fiscal Year 2012-13 and an increase of \$72,860 over the ten-year period beginning February 1, 2012.

Operating Budget Impact

Upon your Board's approval of Amendment No. 2, the Department of Beaches and Harbors will receive \$7,286 in annual increases in leasehold rent revenue. The revenue increase was not budgeted in the FY 2012-13 Final Adopted Budget; therefore, the additional revenue will be accounted for as one-time over-realized revenue. The revenue increase is budgeted in the Department's FY 2013-14 Recommended Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Commonly known as the SCE Tahiti Substation, Parcel 200 contains underground transformer vaults. The leasehold occupies 0.59 acres of land in Marina del Rey. It does not have a water area. The 60-year ground lease between the County and the lessee was executed in 1971.

This Amendment has been approved as to form by County Counsel. At its meeting of March 13, 2013, the Small Craft Harbor Commission _____ the Director's recommendation that your Board approve and execute the proposed Amendment.

ENVIRONMENTAL DOCUMENTATION

The proposed Amendment No. 2 is categorically exempt under the provisions of the California Environmental Quality Act pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines and Section 15301 of the State CEQA Guidelines (Existing Facilities).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services from your Board's approval of Amendment No. 2.

CONCLUSION

Please have the Chairman sign all three copies of Amendment No. 2 and have the Executive Officer of the Board return two executed copies, as well as a copy of the adopted Board letter, to the Department of Beaches and Harbors.

Respectfully submitted,

Santos H. Kreimann
Director

Attachment (1)

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

SHK:GJ:SP:jt

AMENDMENT NO. 2 TO LEASE NO. 17694

PARCEL NO. 200 – MARINA DEL REY SMALL CRAFT HARBOR

READJUSTMENT OF RENT

THIS AMENDMENT TO LEASE is made and entered into this _____ day of _____, 2013 (the "Effective Date").

BY AND BETWEEN

**COUNTY OF LOS ANGELES,
hereinafter referred to as "County",**

AND

**SOUTHERN CALIFORNIA EDISON COMPANY,
a California corporation, hereinafter referred
to as "Lessee".**

RECITALS:

WHEREAS, County and Lessee entered into Lease No. 17694 under the terms of which County leased to Lessee in interest that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, now commonly known as Parcel 200, which leasehold premises (the "Premises") are more particularly described in Exhibit "A" attached to and incorporated in said lease, as amended (the lease and all amendments are collectively hereafter referred to as the "Lease"); and

WHEREAS, Section 13 of said Lease provides that as of February 1, 1992 and as of February 1st of every tenth year thereafter on the annual adjustment date (the "Annual Adjustment Date") the annual rent shall be readjusted by Lessee and County in accordance with the standards established in said Section 13; and

WHEREAS, Section 13 further provides that such adjustment shall be accomplished by agreement of the parties and in the event such agreement cannot be reached, the readjustments shall be settled by binding arbitration in the manner set forth at length in said Section 13; and

WHEREAS, the parties hereto have reached agreement with respect to the annual rent that is to apply for the ten-year period commencing on February 1, 2012 (the "2012 Annual Adjustment Date");

NOW, THEREFORE, in consideration of the mutual agreements, covenants and restrictions contained herein, the parties, and each of them, agree as follows:

1. Annual Rent.

(a) Commencing on the Effective Date, Section 11 of the Lease is amended to read as follows:

“Lessee shall pay to County an annual rent which shall be due and payable in advance on the first day of each year. The aforesaid annual rent for the whole of the Premises shall be the sum of Seventy-Two Thousand Eight-Six and 00/100 dollars (\$72,086.00); provided, however, that for the remaining Term of the Lease in no event shall annual rent ever be reduced to an amount that is less than the annual rent that was in effect for the year immediately preceding such adjustment.”

2. Past Due Rent.

(a) On the date set forth in subsection (b) below, Lessee shall pay to County the difference (the “Retroactive Rent”) between: (i) an annual rent of \$72,086.00 per year; and (ii) sums actually paid to County prior to the Effective Date as annual rent for the period from February 1, 2012, through January 31, 2013 pursuant to Section 11 of the Lease. Lessee acknowledges and agrees that the Retroactive Rent due from Lessee to County for the period described in subsection (ii) hereof is \$7,286.00.

(b) The Retroactive Rent shall be due and payable to County within 10 days after the Effective Date.

3. Miscellaneous. Except as herein specifically amended, all terms, conditions and provisions of the Lease shall be and continue to remain in full force and effect and are unmodified, and each of the parties hereto reaffirms and re-acknowledges its respective obligations under the Lease as amended hereby.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment No. 2 to Lease No. 17694 to be subscribed by the Chairman of said Board and attested by the Executive Officer thereof, and the Lessee or its duly authorized representative, has executed the same.

COUNTY OF LOS ANGELES

By: _____

Zev Yaroslavsky

Chairman, Board of Supervisors

ATTEST:

SACHI A. HAMAI
COMPANY,
Executive Officer-Clerk of the
Board of Supervisors

LESSEE:

SOUTHERN CALIFORNIA EDISON

a California corporation

By: _____
Deputy

By: _____
Its: _____

APPROVED AS TO FORM:

JOHN F. KRATTLI

County Counsel

By: _____
Senior Deputy

EXHIBIT "A"

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 200

Parcel 807, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County, and that portion of Parcel 806, in said County, as shown on said map, within the following described boundaries:

Beginning at the westerly corner of said Parcel 806, said westerly corner being a point in that certain 1540 foot radius curve in the northwesterly boundary of said last mentioned parcel, a radial of said curve to said point bears South $41^{\circ}10'22''$ East; thence northeasterly along said curve through a central angle of $4^{\circ}41'16''$ a distance of 126.00 feet; thence South $45^{\circ}51'38''$ East along a prolonged radial of said curve 4.00 feet; thence North $84^{\circ}21'35''$ East 55.88 feet; thence South $37^{\circ}50'41''$ East 70.46 feet to a point in the southeasterly line of said last mentioned parcel distant North $62^{\circ}01'26''$ East thereon 175.81 feet from the southerly corner of said last mentioned parcel; thence South $62^{\circ}01'26''$ West along said southeasterly line 175.81 feet to said southerly corner; thence North $37^{\circ}49'47''$ West along the southwesterly line of said last mentioned parcel a distance of 61.60 feet to the point of beginning.

Together with a right of way for overhead power line purposes in and across a portion of the southeasterly 15 feet of said Parcel 806, which extends from the northeasterly boundary of above described parcel of land, northeasterly to the southwesterly line of the northeasterly 10 feet of said Parcel 806.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress over that portion of above described parcel of land, within the following described boundaries:

Beginning at the westerly corner of said Parcel 806; thence northeasterly along the northwesterly boundary of said last mentioned parcel a distance of 126.00 feet to the northeasterly boundary of above described parcel of land; thence South $45^{\circ}51'38''$ East along said northeasterly boundary 4.00 feet to the westerly terminus of the northerly line of above described parcel of land; thence North $84^{\circ}21'35''$ East along said northerly line 55.88 feet to the easterly terminus of said northerly line; thence South $56^{\circ}36'52''$ West 46.10 feet; thence South $54^{\circ}27'00''$ West 79.46 feet; thence South $53^{\circ}15'30''$ West 39.93 feet; thence South $87^{\circ}53'00''$ West 9.73 feet to a point in the southwesterly line of said Parcel 806 distant South $37^{\circ}49'47''$ East thereon 8.08 feet from said westerly corner; thence North $37^{\circ}49'47''$ West along said southwesterly line 8.08 feet to the point of beginning.

DESCRIPTION APPROVED

JUN 17 1970

JOHN A. LAMBIE

County Engineer

By *Edgar J. Schubert* Deputy



To enrich lives through effective and caring service



March 7, 2013

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Small Craft Harbor Commission

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

SUBJECT: **ITEM 7b – INFORMATIONAL REPORT ON CURRENT MANAGEMENT AND
FUTURE PLANS FOR FISHERMAN'S VILLAGE (PARCEL 56 at 13755 FIJI
WAY) MARINA DEL REY**

At the Commission's request at the January 2013 meeting, the lessee will provide an informational report on current management and future plans for the Fisherman's Village Leasehold.

SHK:GJ:mk

Attachments

SUMMARY OF LEASE TERMS

PARCEL 56W FISHERMAN'S VILLAGE

1. Commencement Date – August 29, 1967
2. Expiration Date – 08/31/2027
3. Percentage Rent Categories
 - a. Boat Slips – 25%
 - b. Dry Storage – 10%
 - c. Boat Rentals – 6%
 - d. Offices – 11.00%
 - e. Commercial Boating – 4.5%
 - f. Sportfishing Gross Receipts – 6.0%
 - g. Restaurants 3.5%
 - h. Miscellaneous – 5.0%

4. County Rents Received

	<u>FY2009-10</u>	<u>FY2010-11</u>	<u>FY2011-12</u>
Combined Gross Sales	\$9,727,241	\$9,383,168	\$10,097,720
County Rent	\$487,349	\$474,356	\$504,430



To enrich lives through effective and caring service

March 7, 2013



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: **ITEM 7c – UPDATE ON VISIONING PROCESS FROM THE DEPARTMENT OF REGIONAL PLANNING**

Item 7c is an informational report from the Department of Regional Planning (DRP).
DRP staff will be present at the meeting to provide the Commission with an update on the Marina del Rey visioning process.

SHK:GJ:mk



To enrich lives through effective and caring service



March 7, 2013

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: ITEM 8 - ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On February 12, 2013, the Board considered and adopted an Addendum to the Mitigated Negative Declaration (MND) for the Admiralty Way Street Improvement Project in the unincorporated community of Marina del Rey. The Board found that there is no substantial evidence the revised Project will have a significant effect on the environment and found that the Addendum to MND reflected the independent judgment and analysis of the Board. The Board approved the Project and authorized advertising the plans for bid and authorized the Director of Public Works to 1) execute a consultant services agreement for the preparation of a baseline construction schedule and storm water pollution prevention plan for a fee not to exceed \$10,000 funded by existing Project funds, 2) award a construction contract with the apparent responsible contractor with the lowest responsive bid, 3) deliver the Project, 4) delegate certain responsibilities to the Director to carry out the Project.

On February 19, 2013, the Board authorized the Director of Public Works to amend the Rules and Regulations of the County Waterworks Districts and Marina del Rey Water System, and to implement the water rate changes effective 30 days after adjustment notices are sent to customers and found that the purpose of adjustments to the water rates shown in the Rules and Regulations are to meet the operating expenses necessary to maintain service within existing service areas.

On March 5, 2013, the Board consented to the change of ownership with respect to the existing lessee, Archstone Vista Del Rey, LLC (Archstone), for Parcel 64T, resulting from the sale of the leasehold by Archstone to Equity Residential. The Board also consented to the change of ownership with respect to the existing co-tenant lessees, Archstone Marina del Rey I LLC and Archstone Marina del Rey II LLC, for Parcel 102S, resulting from the sale of the leasehold by Archstone Enterprise LP to Equity Residential. The Board approved the receipt of transfer fees and escrow of funds by the Parcel 64T and Parcel 102S lessees to secure the lessees' payment of the total transfer fees determined to be payable under the leases and authorized the Director of Beaches and Harbors to execute a ground lessor estoppel certificate with respect to each of Parcels 8T, Parcel 64T, Parcel 102S, and Parcel 103T, in form approved by outside Counsel and County Counsel.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were heard by the Regional Planning Commission during meetings for the months of January or February. An April 24, 2013 hearing is tentatively scheduled regarding the approval of the Environmental Impact Report for the proposed dry-stack storage facility at Parcels 52/GG.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were heard by the California Coastal Commission during meetings for the months of January, February, or March.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

There has been no update to this item since the last meeting. On January 29, 2013 the Court of Appeal heard oral arguments. We are awaiting the Court's decision on the City's appeal of 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.

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 December 2012 minutes are attached. The January 2013 meeting was cancelled for lack of new business and the February meeting minutes have yet not been approved.

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 16.00% in December 2012, and 15.70% in January 2013. Adjusted to remove out-of-service slips and 50% of available double slips, vacancy within Marina del Rey stood at 13.97%, and 13.69% respectively. Vacancies in the various size classifications are separated by anchorage and are provided in the document attached.

COASTAL COMMISSION SLIP REPORTS

Small Craft Harbor Commission

March 7, 2013

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COASTAL COMMISSION SLIP REPORTS

Pursuant to certain conditions of the Coastal Development Permit (5-11-131) issued by the Coastal Commission, the County is required to maintain certain minimum thresholds of slip sizes as a percentage of the entire Marina. The attached documents outline the percentage of each size category as a percentage of all available slips in the Marina.

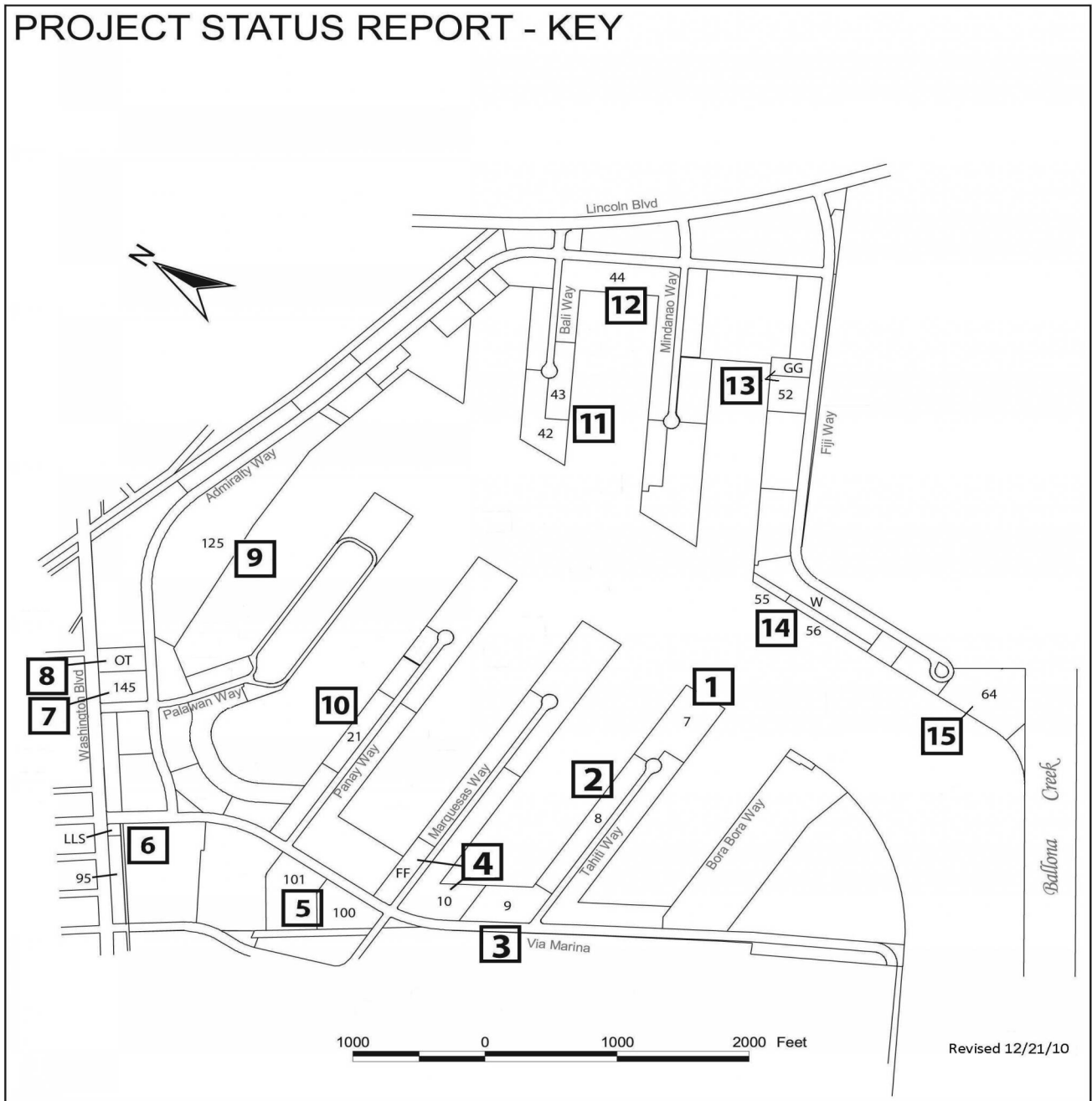
SHK:gj:mk

Attachments (6)

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of February 14, 2013

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
Seeking Approvals						
3	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) * Wetland public park project (1.46 acres)	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. Park 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. On 12/12/12 an appeal was denied by the CCC and project was approved (permit A-5-MDR-12-161).	
4	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 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. LPC Amendments were included in the LCP map and text amendment which was approved by the BOS on 2/1/11; on April 26, 2011, the BOS indicated its intent to approve the project and recertified 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. 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.	
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*22,806 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. Public review period for MND was from 8/18/12 through 9/17/12. On 12/11/12 BOS adopted MND and authorized the Chairman to sign the option to Amend the lease.	No Variance proposed
8	147 (OT) -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accomodation 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 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 was 8/1/12 at 5pm.	
10	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 -- A 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. Final DCB approval granted on 4/18/12. Anticipated construction date is April 2013. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	
11	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	Massing -- One 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. Anticipated construction date is April 2013.	No Variance proposed. Parking Permit for reduced parking.
12	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. BOS will review CCC approved changes at a future meeting.	Shared Parking Agreement No Variance proposed
13	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	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. Lease Option Agreement and extension for 6 months approved on 11/20/12. 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 2/8/12 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 took effect 4/19/12.	Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
14	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)	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. Lessee has indicated intent to submit a revised project.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
Construction in Process						
15	64 -- Breakwater	Latosha Brunson	* Complete leasehold renovation; 224 apartment units * 15-18 feet wide waterfront promenade	Massing -- Existing 224 units in 3 stories with portions over parking Parking -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10. BOS 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 completed in June 2012. 2nd Phase Completed October 2012. 3rd Phase currently under construction.	No Variance proposed
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. Construction started March 2012.	No Variance proposed
5	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 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
7	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. Construction started on 9/2012.	No Variance proposed
2	8 -- Marina Club	Latosha Brunson	* 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 authorized the renewal of the option to amend lease agreement and extension of option for 18 months to 12-8-12. 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. Dock replacement project commenced 9-10-12. Revonation project is currently under construction.	No Variance proposed
9	125 -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Waterfron promenade of varying widths from 12 to 20 feet 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 for boaters and guests 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. Final approval of promenade improvements granted by DCB on 3/16/11. Reconstruction of Marina Walk and docks is anticipated from January 2013 through April 2014.	

PROJECT STATUS REPORT - KEY





To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

DESIGN CONTROL BOARD MINUTES December 19, 2012

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

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Gary Jones, Deputy Director; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Yeni Maddox, Secretary

County Staff Present: Anita Gutierrez, Department of Regional Planning; Amy Caves, County Counsel

Guests Testifying: Bill Favaro, Archstone Breakwater; Jill Peterson, Ocean Pacific Management, LLC; Adam Wonka, Sign Now; Kevin Berry, Associated Sign (Hilton Garden Inn); Aaron Clark, Archstone; Gary Underwood, The Design Factor; Jeff Reich, CA Signs; Brittany Barker, Department of Public Works; Pamela Manning, Department of Public Works; Richard Shieh, Department of Public Works

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 1:37 PM

On a motion of Mr. Wong, seconded by Vice-Chair Jubany, the absence of Mr. Pastucha was excused.

Ayes: 4 – Chair Phinney, Vice-Chair Jubany, Mr. Abelar and Mr. Wong

Mr. Abelar led the Pledge of Allegiance.

2. Approval of October 17, 2012 Minutes

On a motion of Chair Phinney, seconded by Mr. Wong, this item was approved.

Ayes: 4 – Chair Phinney, Vice-Chair Jubany, Mr. Abelar and Mr. Wong

3. Public Comment

None

4. Consent Agenda

No Items

5. Old Business

A. Parcel 64 – Archstone Breakwater – Consideration of new business identification signage and Design Control Board Review related thereto – DCB#10-015-B

Mr. Lopez presented the project staff report.

Vice-Chair Jubany asked to see the originally proposed signage and inquired about the reason for the change.

Mr. Favaro stated that the addition of the address and the change in the size of the lettering on the new sign were required changes requested by the Fire Department.

Chair Phinney stated that he understood the changes due to the Fire Department's requirements but preferred the other aspects of the original design.

Mr. Favaro responded stated that the original sign was designed for Lyon Apartment Companies and their logo was incorporated into that design. The project is now under the ownership of Archstone and has redesigned the signage with their logo.

Vice-Chair Jubany asked if the architecture of the building changed since the original sign was proposed.

Mr. Favaro answered that he was not certain because his knowledge was limited to Archstone's involvement with the project.

Chair Phinney suggested that staff include building architecture information when new items are proposed to make it easier for DCB members review the projects and then asked the DCB members for their input.

Vice-Chair Jubany stated that the original sign was more contemporary and elegant; she also inquired about the new base for the sign.

Mr. Favaro stated that the new sign would be surrounded by Archstone's signature landscaping.

Mr. Wong inquired about the sign's need of the Fire Department's approval and if the address could be placed elsewhere, for example on the curb.

Mr. Favaro stated that the Fire Department gave them the option of placing the address, with the same size lettering, on a separate sign next to the entry.

Chair Phinney asked staff for clarification on the Fire Department's requirements.

Mr. Jones stated that it was his assumption that during the permitting process, which usually takes place after the final DCB approval of the plan, the Fire Department would then impose their requirements on the Archstone project. Mr. Jones then asked Regional Planning staff for additional information.

Ms. Guterrez stated that only the address block is required by the Fire Department.

Chair Phinney asked if the address would have been required on the old sign and Ms. Gutierrez answered affirmatively.

Mr. Wong clarified that the DCB Members' duty has never been to intermingle with the Fire Department's requirements.

Mr. Abelar asked for additional clarification on Archstone's logo.

Mr. Favaro replied that the Logo consists of Archstone's name placed above the project's name.

Mr. Wong asked if the proposed sign was compatible with the other project signs.

Mr. Lopez replied that indeed the sign corresponds with the directional signs.

Mr. Jones pointed out that there is a similar Archstone Properties item also on the agenda and expressed his concern that the Archstone lettering on the signage may cause some confusion for wayfinding within the Marina.

Public Comment

Mr. Nahhas expressed his concern regarding the naming of properties within the Marina with corporate branding.

Board Comment

Vice-Chair Jubany asked if Archstone is the only property that has their branding on their signage.

Mr. Jones responded that other properties in the Marina also had corporate branding.

Chair Phinney asked the applicant to wait for another month for consideration of their sign with respect to other Archstone Properties in the Marina. Chair Phinney also requested additional information on the configuration and design of the buildings.

On a motion of Vice-Chair Jubany, seconded by Mr. Abelar, this item was tabled to the next Board meeting to give staff and the project applicant time to provide additional information and options.

Ayes: 3 – Chair Phinney, Vice-Chair Jubany, Mr. Abelar

Noes: 1 – Mr. Wong

B. Parcel 145 – Hilton Garden Inn – Consideration of new hotel identification signage and Design Control Board Review related thereto – DCB#08-018-C

Mr. Lopez presented the project staff report

Mr. Berry stated that he had nothing to add to Mr. Lopez's report, but was available to answer questions.

Vice-Chair Jubany asked about the existing sign's design.

Mr. Berry stated that the Marina International Hotel had its main sign on a porte-cochère along Admiralty Way, which was demolished as part of the ongoing rehabilitation project, and had a free standing sign on the corner of Palawan way and Washington Blvd., which was also demolished.

Vice-Chair Jubany asked why the specific locations were chosen for the signage.

Mr. Berry replied that it's a large property, so they decided to place the signs at the corners of the building to identify that it's the Hilton Garden Inn.

Mr. Abelar asked how many signs were on the property previously, and inquired if Mr. Berry had a copy of the existing signs.

Mr. Berry replied that there were two signs, 1 monument sign and a tower sign, but had not brought any copies of the original signs.

Mr. Lopez stated that the original signs were omitted since the entire project is being renovated.

Vice-Chair Jubany suggested that in the future the existing signs should be included in the presentation to show the DCB members a point of reference.

Mr. Wong asked if the number of signs being replaced was the same as previously existed at the site.

Mr. Berry stated that the entire architecture of the hotel had changed, and that's the reason that the amount of signage seems different.

Mr. Abelar asked for clarification on the amount of signage allowed.

Mr. Lopez stated that there are limits on the amount of signage allowed, based on the type of sign, and the applicants have conformed to those limits.

Chair Phinney asked for clarification on the history of this project, the changes to the façade and any lessee changes.

Ms. Miyamoto informed Chair Phinney that the lessee is the same as when the renovation was first presented to the Board; however, the project is now partnered with Hilton.

Mr. Lopez stated that the architecture, color and materials of the project will remain the same as presented to the Board previously; the only change is the branding of the signage.

Mr. Berry added that the client preferred to refrain from using the typical red letters of the Hilton Garden Inn and opted for the stainless steel lettering for an upscale look.

On a motion of Mr. Wong, seconded by Vice-Chair Jubany, this item was approved.

Ayes: 4 – Chair Phinney, Vice-Chair Jubany, Mr. Abelar and Mr. Wong

C. Parcel 8 – Archstone Marina Bay – Consideration of new business identification signage and Design Control Board Review related thereto – DCB#08-010-D

Mr. Lopez presented the project staff report

Mr. Clark introduced himself as the applicant's representative and Mr. Underwood as the sign designer.

Mr. Underwood pointed out that the public arrives to this location from the left so the primary identification wall sign's function is getting the public's attention immediately. Mr. Underwood also mentioned that the second sign is for direction to the leasing center and the address numbers are located above every pedestrian entrance, which is required by code.

Public Comment

Mr. Nahhas spoke about public parcel name changes and asked for examples regarding previous corporate name signage.

Board Comment

Chair Phinney suggested to staff to add architectural drawings with signs incorporated into them to better understand what is being proposed.

Vice-Chair Jubany agreed and stated that there's color in the design being proposed but she has no idea how it relates to the building.

Mr. Underwood replied affirmatively to Vice-Chair Jubany's statement and stated that the yellow and orange colors are the same as the color on the entry canopy of the building.

On a motion of Vice-Chair Jubany, seconded by Mr. Wong, this item was approved.

Ayes: 4 – Chair Phinney, Vice-Chair Jubany, Mr. Abelar and Mr. Wong

D. Report on Marina del Rey Mole Road median Replacement Tree Palette

Mr. Lopez presented the project staff report

Vice-Chair Jubany asked for the size of the new replacement trees.

Ms. Miyamoto replied that the size of the trees had not yet been determined.

Public Comment

None

Board Comment

Chair Phinney expressed his support and stated that he was pleased to know that not all of the trees were being removed.

E. Report on Marina del Rey Admiralty Way Street Improvement Project's Median Tree Replacement Palette

Ms. Pamela Manning, Brittany Barker, and Richard Sheih presented the project staff report.

Mr. Abelar asked if the trees being replanted would be deep rooted or shallow.

Mr. Sheih replied that the trees being replaced would be deep rooted.

Public Comment

Mr. Riley spoke about lessee concerns about Admiralty Way projects and the hardscape and landscape plans.

Board Comment

Chair Phinney expressed his personal preference of the size of non-native draught-tolerant species over the strictly native plants proposed and asked for clarification of where the directive came from regarding the strictly native plants usage.

Ms. Barker stated that the environmental documents presented to the Board of Supervisors specifically mentioned the usage of California native plants and therefore they must be used.

Ms. Miyamoto also added that the original presentation to the DCB members in April 2012 called for usage of both native and hybrid native species and just wanted to inform the Board of the changes.

Ms. Manning stated that because of the environmental document there isn't room for changes.

Chair Phinney expressed his disappointment and stated the he felt the median has to be meaningful and fears that this median will not be meaningful for another 30 years. He also asked if the DCB members could write a letter to the Board of Supervisors expressing their concern regarding this issue and suggested that the presentation they had just seen be presented to the Board of Supervisors.

Ms. Manning replied saying that they are open to doing so.

6. New Business

A. Parcel 56 – Marina del Rey Psychic – After-the-fact consideration of bicycle rack installation and Design Control Board Review related thereto – DCB#12-012

Mr. Lopez presented the project staff report.

Public Comment

None

Board Comment

Vice-Chair Jubany asked why the tenant chose the specific location for the sign placement.

Ms. Peterson replied that the location of the sign was chosen due to the office location.

Vice-Chair Jubany stated that she did not like the sign but wasn't sure on how to give guidance as the sign has already been installed. She thought it should be more fun and whimsical.

Chair Phinney added that he also found it difficult to give suggestions on improving the sign due to the fact that it is already in place, and agreed with Vice-Chair Jubany's suggestion of adding a more whimsical effect to the sign.

Vice-Chair Jubany asked why was the sign installed without prior approval and asked Mr. Wonka if he designed the sign.

Mr. Wonka replied that he did design the sign with the guidance of his client.

Mr. Lopez also replied by stating that the tenant is currently in violation and it is up to the Board members as to how they would like to proceed.

Chair Phinney suggested that the sign remain for a period of three months to allow the tenant time to return with a new and improved sign.

Mr. Wong suggested a temporary sign in the interim.

Ms. Gutierrez informed Mr. Wong that temporary banner signs are not permitted in the unincorporated area.

Mr. Abelar agreed with Chair Phinney in that there is no need to remove the sign until there is another sign

On a motion of Vice-Chair Jubany, seconded by Mr. Wong, the item was denied as submitted. The sign is permitted to remain for three months while the applicant resubmits a new design for the signage.

Ayes: 4 – Chair Phinney, Vice-Chair Jubany, Mr. Abelar and Mr. Wong

B. Parcel 76 – Prostate Oncology Specialists, Inc. – Consideration of new business identification signage and Design Control Board Review related thereto – DCB#12-015

Mr. Lopez presented the project staff report.

Mr. Reich stated that he was available for questions.

Public Comment

None

Board Comment

Vice-Chair Jubany asked to see the main entry sign and commented on her preference to have the wording on the sign justified to the left.

Chair Phinney asked Regional Planning staff to clarify the reason for this business having two signs. Ms. Gutierrez replied that this business has two frontages, which permits the additional signage.

Chair Phinney stated that he approved of the entrance sign but did not like the sign on the glass. He mentioned that the size and location looked very temporary.

Vice-Chair Jubany and Mr. Wong agreed.

Mr. Abelar suggested that the applicant return in 30 days with new a submittal.

Chair Phinney recommended to split the approval, and suggested approving the entrance sign, but requiring that the pin mounted letters be justified to the left and placed on the wall to the right-hand side of the entry door with the top word "Prostate" aligned with the top of the door.

On a motion of Vice-Chair Jubany, seconded by Mr. Abelar, the main entry sign is approved with modifications, and the second sign is denied. The applicant is to return to the Board with a revised design for the second sign.

Ayes: 4 – Chair Phinney, Vice-Chair Jubany, Mr. Abelar and Mr. Wong

C. Design Control Board 2013 Meeting and Submittal Deadline Schedule

Mr. Lopez presented the project staff report.

Chair Phinney requested that the hearing of the Parcel 44 project be scheduled for a night meeting, and Mr. Jones obliged.

Public Comment

Mr. Nahhas spoke about the lack of public participation, having more night meetings, and the announcement of these meetings.

Board Comment

None

On a motion of Mr. Wong, seconded by Mr. Abelar, this item was approved.

Ayes: 4 – Chair Phinney, Vice-Chair Jubany, Mr. Abelar and Mr. Wong

7. **Staff Report**

All reports were received and filed.

Ms. Miyamoto noted the possibility of an error on the date for Item 7B (the first item), the environmental document may have been approved by the Board of Supervisors on August 14, 2012 rather than the listed date of October 9, 2012. She then stated that corrections would be made prior to the document being filed.

Public Comment

None

Board Comment

None

8. **Adjournment**

Chair Phinney adjourned the meeting at 4:12 PM.

Respectfully Submitted,

Yeni S. Maddox
Secretary for the Design Control Board

Marina del Rey Slip Vacancy Report

Dec-12	18-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL	TOTAL	%	DOUBLES	DOUBLES	NON-DBL	
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	OUT OF SERVICE	TTL OFF LINE
P7		8	0.0%	5	80	6.3%	5	44	11.4%	3	42	7.1%	3	12	25.0%		7	0.0%		21	0.0%	16	214	7.5%				
P8		0			3	0.0%		32	0.0%		59	0.0%		9	0.0%		0			0		0	103	0.0%			1	127
P10		12	0.0%	6	126	4.8%		22	0.0%	1	20	5.0%		0			0			0		7	180	3.9%				
P12		0			0			30	0.0%	1	53	1.9%	1	58	1.7%	3	44	6.8%	1	31	3.2%	6	216	2.8%				
P13		0			3	0.0%		33	0.0%		70	0.0%	2	36	5.6%	2	36	5.6%	1	8	12.5%	5	186	2.7%				
P15	14	106	9.4%	3	32	9.4%	3	40	7.5%	1	20	5.0%	4	20	15.0%	10	18	55.6%		0		35	236	14.8%			8	
P18	27	198	13.6%	8	68	11.8%	2	41	4.9%	4	39	10.3%	1	26	3.8%	4	18	22.2%	1	34	2.9%	47	424	11.1%	3		1	
P20	10	42	23.8%	2	59	3.4%	1	21	4.8%		9	0.0%		8	0.0%		0			0		13	139	9.4%			3	
P21	56	121	46.3%	5	51	9.8%		0			10	0.0%		0			0			0		61	182	33.5%	33	7		
P28		0		56	182	30.8%	27	100	27.0%	1	82	1.2%		0		1	9	11.1%		2	0.0%	85	375	22.7%				
P30		8	0.0%	5	70	7.1%	3	51	5.9%		33	0.0%		26	0.0%		52	0.0%		55	0.0%	8	295	2.7%	1	1	5	
P41	17	90	18.9%	6	24	20.8%	6	34	14.7%		0			0			0			0		29	148	19.6%				
P42-43	52	109	47.7%	53	120	44.2%	10	70	14.3%		36	0.0%		0		1	10	10.0%	2	4	50.0%	118	349	33.8%				
P44 (P45)	116	269	43.1%	3	51	5.9%	8	71	11.3%		0			0			0			0		127	391	32.5%	105	1		
P47	18	53	34.0%	32	81	39.5%	12	29	41.4%	1	6	16.7%		1	0.0%		1	0.0%		0		63	171	36.8%			3	
P53		34	0.0%		23	0.0%	1	37	2.7%	2	9	22.2%		0			0			0		3	103	2.9%				
P54		0		1	3	33.3%		0		6	24	25.0%		6	0.0%	2	7	28.6%	1	14	7.1%	10	54	18.5%	5	2		
P111		20	0.0%		27	0.0%		2	0.0%		15	0.0%		0		1	8	12.5%	10	39	25.6%	11	111	9.9%				
P112	2	100	2.0%		0			11	0.0%	1	24	4.2%		0			0		7	40	17.5%	10	175	5.7%				
P125I		1	0.0%	12	58	20.7%	13	88	14.8%	21	60	35.0%	1	11	9.1%	2	22	9.1%	4	8	50.0%	53	248	21.4%				72
P132	7	29	24.1%		3	0.0%	8	68	11.8%	5	58	8.6%	3	45	6.7%		39	0.0%		20	0.0%	23	262	8.8%		1	1	
Grand Total	319	1200	26.6%	197	1064	18.5%	99	824	12.0%	47	669	7.0%	15	258	5.8%	26	271	9.6%	27	276	9.8%	730	4562	16.0%	147	12	22	199

Summation

Vacancy in 18'-25' 26.6%

Vacancy in 26'-30' 18.5%

Vacancy in 31'-35' 12.0%

Vacancy in 36'-40' 7.0%

Vacancy in 41'-45' 5.8%

Vacancy in 46' to 50' 9.6%

Vacancy in 51' and over 9.8%

Total Vacancy 16.00%

Vacancy w/o DOUBLES and OUT OF SERVICE 13.97%

Dec-12

	Under Construction	Net Available	TOTAL M&R	% of TOTAL	GDP MN THRESHOLD
25' & Less					
Number of Slips	12	1200	4562	26%	16%

26'-30'					
Number of Slips	124	1064	4562	23%	19%

30'-35'					
Number of Slips	183	1657	4562	36%	18%

Notes

4761 - pre-construction number of slips

Marina del Rey Slip Vacancy Report

Jan-13	18-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL	TOTAL	%	DOUBLES	DOUBLES	NON-DBL	
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	OUT OF SERVICE	TTL OFF LINE
P7		8	0.0%	4	80	5.0%	5	44	11.4%	2	42	4.8%	3	12	25.0%		7	0.0%		21	0.0%	14	214	6.5%				
P8		0			3	0.0%		32	0.0%	7	59	11.1%		9	0.0%		0			0		7	103	6.8%			1	127
P10		12	0.0%	6	126	4.8%		22	0.0%		20	0.0%		0			0			0		6	180	3.3%				
P12		0			0			30	0.0%	1	53	1.9%	2	58	3.4%	2	44	4.5%	1	31	3.2%	6	216	2.8%				
P13		0			3	0.0%		33	0.0%	1	70	1.4%	2	36	5.6%	3	36	8.3%	1	8	12.5%	7	186	3.8%				
P15	13	106	8.5%	2	32	6.3%	2	40	5.0%	2	20	10.0%	5	20	20.0%	11	18	61.1%		0		35	236	14.8%			8	
P18	27	198	13.6%	8	68	11.8%	2	41	4.9%	4	39	10.3%	1	26	3.8%	1	18	5.6%	1	34	2.9%	44	424	10.4%	3		1	
P20	10	42	23.8%	1	59	1.7%	1	21	4.8%		9	0.0%		8	0.0%		0			0		12	139	8.6%			3	
P21	56	121	46.3%	5	51	9.8%		0			10	0.0%		0			0			0		61	182	33.5%	33	7		
P28		0		56	182	30.8%	27	100	27.0%	1	82	1.2%		0			9	0.0%		2	0.0%	84	375	22.4%				
P30		8	0.0%	5	70	7.1%	1	51	2.0%		33	0.0%		26	0.0%		52	0.0%		55	0.0%	6	295	2.0%	1	2	5	
P41	17	90	18.9%	6	24	20.8%	6	34	14.7%		0			0			0			0		29	148	19.6%				
P42-43	53	109	48.6%	47	120	39.2%	7	70	10.0%		36	0.0%		0		2	10	20.0%	2	4	50.0%	111	349	31.8%				
P44 (P45)	113	269	42.0%	2	51	3.9%	6	71	8.5%		0			0			0			0		121	391	30.9%	102	1		
P47	18	53	34.0%	33	81	40.7%	11	29	37.9%	1	6	16.7%		1	0.0%		1	0.0%		0		63	171	36.8%			3	
P53	1	34	2.9%		23	0.0%	2	37	5.4%	1	9	11.1%		0			0			0		4	103	3.9%				
P54		0		1	3	33.3%		0		7	24	29.2%		6	0.0%	2	7	28.6%	2	14	14.3%	12	54	22.2%	5	2		
P111		20	0.0%		27	0.0%		2	0.0%		15	0.0%		0			8	0.0%	10	39	25.6%	10	111	9.0%				
P112	1	100	1.0%		0			11	0.0%		24	0.0%		0			0		5	40	12.5%	6	175	3.4%				
P125I		1	0.0%	12	58	10.2%	16	88	18.2%	20	60	33.3%	1	11	9.1%	2	22	9.1%	4	8	50.0%	55	248	22.2%				72
P132	7	29	24.1%		3	0.0%	8	68	11.8%	4	58	6.9%	5	45	11.1%		39	0.0%		20	0.0%	24	262	9.2%		1	1	
Grand Total	316	1200	26.3%	188	1064	17.7%	94	824	11.4%	51	669	7.6%	19	258	7.4%	23	271	8.5%	26	276	9.4%	717	4562	15.7%	144	13	22	199

Summation

Vacancy in 18'-25' 26.3%
 Vacancy in 26'-30' 17.7%
 Vacancy in 31'-35' 11.4%
 Vacancy in 36'-40' 7.6%
 Vacancy in 41'-45' 7.4%
 Vacancy in 46' to 50' 8.5%
 Vacancy in 51' and over 9.4%

Total Vacancy 15.72%
 Vacancy w/o DOUBLES, OUT OF SERVICE
 and OFF LINE slips 13.69%

Jan-13

	Under Construction	Net Available	TOTAL M&R	% of TOTAL	GDP MIN THRESHOLD
25' & Less					
Number of Slips	12	1200	4562	26%	16%

26'-30'					
Number of Slips	124	1064	4562	23%	19%

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