

Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy
John Chief

SMALL CRAFT HARBOR COMMISSION AGENDA June 11, 2014 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 April 9, 2014.

3. (1)) 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. (1) 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. (1) REGULAR REPORTS

a. Marina Sheriff (DISCUSS REPORTS)

- Crime Statistics
- Enforcement of Seaworthy & Liveaboard
- Sections of the Harbor Ordinance with Liveaboard Permit Percentages

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

c. Marina Boating Section Report (VERBAL REPORT)

d. Marina del Rey Convention and Visitors Bureau (PRESENTATION)

6. **OLD BUSINESS**

a. None

7. (III) NEW BUSINESS

 a. Presentation by the Department of Public Works on Phase IIIB (PRESENTATION) of the Marina del Rey 18-Inch Water Line Replacement Project

b. Parcel 15 Boater Displacement Plan Presentation (PRESENTATION)

c. Parcel 41 Decennial Rent Adjustment (APPROVAL REQUIRED)

8. (1) 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
- Marina Slip Report
- Coastal Commission Slip Report
- Department of Regional Planning Visioning Process

9. **ADJOURNMENT**

PLEASE NOTE

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

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

Department of Beaches and Harbors

Administration Building

13837 Fiji Way

Marina del Rey, CA 90292

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

 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 interpreter esta informacion llame al (310) 305-9503.

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SMALL CRAFT HARBOR COMMISSION MINUTES April 9, 2014 – 10:05 a.m.

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

Department of Beaches and Harbors: Gary Jones, Acting Director; Steve Penn, Acting Chief, Asset Management Division; Alexandra Nguyen-Rivera, Real Property Agent II, Asset Management Division; Charlotte Miyamoto, Chief, Planning Division; Carol Baker, Chief, Community and Marketing Division; Debra Talbot, Manager, Community and Marketing Division.

County: Amy Caves, Senior Deputy County Counsel; Deputy Bryan White, Sheriff's Department.

Vice Chair Alfieri called the meeting to order at 10:05 a.m. followed by the Pledge of Allegiance and read the Commission's policy on public comments.

Approval of Minutes:

Jon Nahhas commented on the night meeting request and asked for more written information in the minutes which would provide transparency on record.

Commissioner Lumian said on page 5 of the minutes the Commissioners voted to have the next meeting be an evening meeting to focus on the Visioning Process of Marina del Rey which would include Fisherman's Village and request that the minutes be corrected. He also stated that staff attempted to coordinate an evening meeting in March but was unsuccessful, but that a May 28 evening has been confirmed.

Commissioner Lumian motion to amend Item 8, Staff Report on page 5, the motion should state "Motion to move that next meeting be an evening meeting and focus on Visioning Process of Marina del Rey and Fisherman's Village." Seconded by Commissioner Lesser, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Commissioner Lesser asked County Counsel to respond to Mr. Nahhas comments on the minutes.

Ms. Caves answered that minutes are a summary and not a transcript of the meeting and what the Department has been providing is legally sufficient.

Commissioner Lesser stated that he understands that minutes are not transcripts but in the future he would like the minutes to reflect the intensity of how the Commission may feel.

Vice Chair Alfieri requested to have a part of the statement from page 4 removed that reads "but is against moving the launch ramp".

Commissioner Lumian motion to amend Item 8, Staff Report on page 4 the statement should read "Mr. Alfieri states that he has not read the report in depth and would like to not comment at this time." Seconded by Commissioner Lesser, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Motion to approve the February 12, 2014 minutes as amended by Commissioner Lumian, seconded by Commissioner Lesser, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Item 3 - Communication from the Public:

Sander Johnson informed the Commission that he has a 28' boat at Bar Harbor and is being evicted due to redevelopment. He has been unsuccessful in finding a slip.

Small Craft Harbor Commission April 9, 2014 Page 2 of 5

Commissioner Lumian asked which marinas he has contacted.

Sander Johnson responded Avalon, Pier 44, Neptune and Dolphin Marina.

Commissioner Lumian stated there are a number of vacancies in the Marina and asked staff to assist.

Mr. Jones responded that staff will certainly find out what the issue is and assist Mr. Johnson.

Vice Chair Alfieri believes that the Department should have someone on staff that can provide assistance.

Mr. Jones agreed.

Commissioner Lesser asked for a report on the outcome at the next meeting.

Mr. Jones stated that any investigation done by the Department can be reported, but any proprietary information regarding the application cannot be divulged. He reported that the lessee of Bar Harbor is to come before the Commission regarding the displacement plan which has to be approved by the County.

Commissioner Lumian stated it would be helpful to have a meeting with boat owners at Bar Harbor to provide information as to what anchorages are available.

Mr. Jones responded that it is typical for the lessee and the marina operator to conduct meetings with their boaters to provide resources on relocating slips and information on moving back to the marina post construction in the displacement plan.

Vice Chair Alfieri asked for a report on who will be assigned to assist.

Mr. Jones stated that when the Bar Harbor item is presented a staff report will be provided.

William Vreszk commented he is a liveaboard at Bar Harbor and has been unsuccessful in locating a slip.

Jon Nahhas commented that the public should be informed about the new LCP Amendment regarding small boaters. He also mentioned that he was unable to read the vacancy report and commented on the vacancy rate.

Vice Chair Alfieri stated that the Department should be able to assist the boaters and ask that staff provide an update to Mr. Johnson's and Mr. Vreszk's request.

Lowell Safier discussed his involvement in the community and stated this is the second largest man-made marina in the world and that the Commission needs to convey the message of keeping the community and harbor safe and clean even with all the construction being taken place.

Susanne Cummings stated she is opposing the Mariners Village proposal and pointed out safety concerns with the narrowing of the channel, white caps, and sea life along the seawall. She asked that the Commission keep in mind the safety issues when reviewing this proposal.

Commissioner Lumia asked if this proposal is in the horizon to be brought before the Commission.

Mr. Jones responded that the proposed project is in the works and was presented to the Design Control Board for site plan conceptual review. The project will be brought before the Commission prior to any recommendations for a lease amendment that would facilitate a proposed redevelopment, including the propose lease terms and project scopes.

Commissioner Lesser wanted to know staff opinion on the proposed project.

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Mr. Jones stated it was not at the stage yet, but if we do proceed a recommendation would come before the Commission.

Simon Landt, General Manager of Windward Yacht Center, commented on the relocation of the public launch ramp and asked that the Commission oppose the relocation of the launch ramp and keep Windward Yacht Center at Parcel 54.

Item 4 - Communication with the Commissioners

Commissioner Lumian had communication with several people.

Vice Chair Alfieri suggested Item 5a be tabled until a representative from the Sheriff Department is available to provide the report. There were no objections.

Item 5a - Marina Sheriff

Deputy White reported on the VTIP & AWAF grants. For 2013-2014 only \$8,000.00 was granted, and since then, there has been a significant increase in demand for the VTIP request for next year. Since the approval of the grants, all vessels have been demolished except for the remaining pending lien sale. The paperwork for the vessel located at Dockweiler has been submitted for next year. There has also been discussion of combining the two grants together and extending the timeframe from applying annually to a two or three year process. Deputy White briefly discussed the crime stats and liveaboard report.

Jon Nahhas commented on boaters wanting to get rid of their boats and not enough funding to help. He suggested looking for ways to get funding and limiting boats washing ashore.

Item 5b - Marina del Rey and Beach Special Events

Ms. Baker highlighted a few of the special events and recreational programs at the park. She also reported on the planning of the Marina del Rey 50th Birthday Celebration.

Item 5c - Marina Boating Section Report

Ms. Talbot reported on the pile driving operation which has ceased and barge dismantled; the completion of the walk-thru of the docks at Burton Chace Park; and a boat training course teaching boaters how to operate boats safely. She also discussed various boating events, the MarinaFest, and the Historical Society of Marina del Rev.

Item 6a - Old Business

None

Item 7a- Marina Sheriff VTIP & AWAF Grant Report

Deputy White discussed the VTIP & AWAF Grant report under Item 5a.

Item 7b- Departmental Fee Revisions and New Fees in Marina del Rey

Mr. Jones stated that staff is present to discuss the proposed fee increase package that is going before the Board of Supervisors on April 22, 2014. Any comments made by the Commission will be reflected in the board letter.

Ms. Doucette provided an overview of the proposed Departmental fee revisions and new fees. She stated fees have not been adjusted since 2009 and discussed the process on how the proposed fees were determined. The changes will affect parking fees, the launch ramp, permits, wedding packages, new fees for motorized storage and new annual senior parking passes. However, parking fees need to go before the Coastal Commission for approval. If approved, the proposed changes are expected to generate an additional \$1.2 million annually.

Commissioner Lumian asked about the WATER program and how the new cost came about.

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Ms. Doucette answered that it was based on actual staffing costs and that financial aid was available. Also, the charges are within the costs of similar programs.

Commissioner Lumian suggested that the increase should be phased in.

Commissioner Lesser asked about other sailing classes being offered to the general public in the marina.

Commissioner Lumian answered that the yacht clubs, Girls and Boys Club, and the UCLA program are available to the general public.

Steven Cho commented on the two things that should be looked at when it comes to parking fees- revenue producing goals and access to the community and boaters. He asked the Commission to support implementing an annual pass to help those involved in the community boating programs that use the parking lot on a regular basis.

Commissioner Lumian clarified Mr. Cho's request to accommodate members of his group and other groups who uses the beach on regular basis and some type of special pass. He asked how the Commission can encourage this process.

Mr. Jones responded that the proposed increase in parking fees will incorporate the parking pass for tenants at Marina Beach. He would also like to have something that can be offered to the general public who frequently visit the marina and beaches.

Steven Cho suggested that it can be tied into a Beach Permit, which would cover his group and others, but not everyone.

Jon Nahhas commented on how fee increases deter access and discourages public recreation.

Commissioner Lumian motion to amend to support an annual pass for Marina del Rey. Seconded by Commissioner Lesser, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Commissioner Lesser motion to amend to that there should be a phasing in of the increased fees, and for parking lots in Marina del Rey, the fee increase should not exceed the cost-of-living-adjustment since the last adjustment in 2009. Seconded by Commissioner Lumian, unanimously approved.

Ayes: 3 – Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Commissioner Lumian motion to amend for staff to re-examine fees for the WATER program in order to keep the program competitive and accessible. Seconded by Vice Chair Alfieri, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Vice Chair Alfieri motion for staff to allocate a portion of the income from the fee increases to the VTIP and AWAF program. Seconded by Mr. Lumian, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Motion to approve the resolutions to the Departmental Fee Revisions and New Fees in Marina del Rey as amended by Commissioner Lesser, seconded by Commissioner Lumian, motion failed.

Ayes: 2 – Mr. Lumian, and Mr. Lesser Noes: 1 – Vice Chair Alfieri

Vice Chair Alfieri would like to be on record that he does not agree on raising any fees

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Item 8 - Staff Reports

Mr. Jones provided the staff report and announced that there will be a Special Night meeting on Wednesday, May 28, 2014 at 6:00 p.m.

Mr. Penn reported that at the last meeting the Commission requested that staff investigate and provide a report for marinas that have a vacancy rate of over 20%. He reported that there are six marinas on the report and that there was a correction to parcel 41-Catalina Yacht Anchorage's vacancy rate from 22.3 to 14.86. Mr. Penn proceeded to report on the remaining marinas.

Commissioner Lesser asked to have dockmasters from parcels 8, 21, 43, and 44 attend and report at the next meeting.

Dan Gottlieb commented on a past vacancy report and the mathematics issues.

Jon Nahhas commented on the reporting of vacancy rates and management issues.

Commissioner Lumian would like to know what staff has done to announce the May 28 meeting.

Mr. Penn responded that the Argonaut was notified and the information was posted on the Department website along with notices on social media sites (Facebook, Twitter). An email blast was also sent to those who are on the notification list.

Commissioner Lumian recommended posting a notice at the Launch Ramp, mailing the announcement with rent notices, a press release to LA Times and other media. He also suggested asking the dockmasters and harbor master to announce the meeting to their tenants. Commission Lumian requested that Noble Consultants, representatives from the Coast Guard, and Harbor Patrol be present to answer any questions on May 28th. He also wanted to know what the structure of the meeting is going to be and suggested this be a Public Hearing to focus on one subject.

Ms. Caves stated that typically this would be a Special Meeting because of the difference in time, but she will look into the how a Public Hearing would be used in context to this Commission.

Adjournment

Vice Chair Alfieri adjourned the meeting at 12:27 p.m.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION PART I CRIMES APRIL 2014



	West	East	Lost	Marina	Upper	County	Lower	Windsor	View		
	Marina	Marina	R.D.	Water	Ladera	Area	Ladera	Hills	Park	Parks	TOTALS
	2760	2761	2762	2763	2764	2765	2766	2767	2768	2791	
Homicide											
Rape											
Robbery: Weapon											
Robbery: Strong-Arm	1										1
Aggravated Assault	1							2	2		5
Burglary: Residence	6						5	3	2		16
Burglary: Other Structure							1	1			2
Grand Theft	6	4		1			1	2	2		16
Grand Theft Auto	1								1		2
Arson											
Boat Theft											
Vehicle Burglary	1	1					3	7	2		14
Boat Burglary											
Petty Theft	7	1		1	1	2	2	3	3		20
REPORTING DISTRICTS TOTALS	23	6	0	2	1	2	12	18	12	0	76

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

Source- LARCIS, **Date Prepared May 06, 2014**CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - APRIL 2014





Community	Upper	Lower
Advisory	Ladera	Ladera
Committee	2764	2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault		
Burglary: Residence		5
Burglary: Other Structure		1
Grand Theft		1
Grand Theft Auto		
Arson		
Boat Theft		
Vehicle Burglary		3
Boat Burglary		
Petty Theft	1	2
Total	1	12

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

Source- LARCIS, **Date Prepared May 06, 2014** CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- APRIL 2014





	MARINA AREA	EAST END
	(RD'S 2760-	(RD'S 2764-
Part I Crimes	2763)	2768)
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm	1	
Aggravated Assault	1	4
Burglary: Residence	6	10
Burglary: Other Structure		2
Grand Theft	11	5
Grand Theft Auto	1	1
Arson		
Boat Theft		
Vehicle Burglary	2	12
Boat Burglary		
Petty Theft	10	10
	T T	
Total	32	44

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

Source- LARCIS, **Date Prepared – May 06, 2014** CRIME INFORMATION REPORT - OPTION 5A



MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2014



Liveaboard Permits Issued			
	April	May	
New permits Issued:	8	4	
Renewal Issued:	12	18	
Total:	20	22	
Notices to Comply Issued:	21	25	

Totals:	April	May	
Liveaboard:	285	289	
Current Permits:	228	225	
Expired Permits:	47	55	
No Permits:	10	9	

Total reported vessels in Marina del Rey Harbor:

4690

Percentage of vessels that are registered liveaboards

6.16%

Number of currently impounded vessel: 5



Caring for Your Coast

Kerry Silverstrom John Kelly

June 5, 2014

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: AGENDA ITEM 56 - MARINA DEL REY SPECIAL EVENTS

BURTON CHACE PARK WALKING CLUB

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey Tuesdays & Thursdays 10:30 a.m. - 11:30 a.m.

The Los Angeles Department of Beaches and Harbors (Department) 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

BURTON CHACE PARK FITNESS CLUB

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey Wednesdays 11:30 a.m. - 12:30 p.m.

The Department is offering FREE outdoor group workout sessions. Come get in shape with an experienced instructor in beautiful Burton Chace Park. Ages 13 and up. Please RSVP by calling (310) 305-9595.

For more information call: (310) 305-9595

BURTON CHACE PARK SENIOR RECREATION PROGRAM

Burton Chace Park ◆ Lobby ◆ 13650 Mindanao Way ◆ Marina del Rey 2nd and 4th Wednesday of each month 10:00 a.m. - 12:00 p.m.

The Department is offering a new recreational program for senior citizens at Burton Chace Park. Come join fellow seniors for bingo, dancing, art projects, exercising and more.

For more information call: (310) 305-9595

MARINA DEL REY FARMERS' MARKET

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey Thursdays 9:00 a.m. – 2:00 p.m.

The Department, in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Thursdays. The Marina del Rey Farmers' Market offers fresh, locally-grown organic and conventionally grown fruits and veggies. Also available are prepared and packaged foods, hand-crafted products and much more! 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

"BEACH EATS" GOURMET FOOD TRUCKS IN MARINA DEL REY

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey Thursdays 5:00 p.m. – 9:00 p.m.

The Department is sponsoring gourmet food trucks in Marina del Rey on Thursday evenings, 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 lots #10 for 25 cents for every 15 minutes.

For more information call: Marina del Rey Visitors Center at (310) 305-3545

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

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

Saturday, June 14
11 Echo, playing R&B (students from Coast Music Conservatory)

Sunday, June 15
Bob DeSena's Latin Jazz, playing Latin Jazz

Saturday, June 21
Floyd & The Fly Boys, playing R&B

Sunday, June 22 Upstream, playing Reggae

Saturday, June 28
Everyday People, playing Sly Stone Tribute Band

Sunday, June 29
Michael Haggins & Friends, playing R&B

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

SUNSET SERIES SAILBOAT RACES 2014

Marina del Rey Wednesdays, through September 10, 2014 (except July 23) 5:30 p.m. – 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants, Fisherman's Village and the North Jetty on Wednesday evenings between 5:30 p.m. (sailboats leaving the harbor) and 8:00 p.m. Races finish at California Yacht Club.

For more information call: (310) 823-4567

BEACH SHUTTLE

May 23 – September 28, 2014
Fridays and Saturdays from 10 a.m. – 10 p.m.
Sundays and Holidays from 10 a.m. – 8 p.m.
Concert Thursdays from 5 p.m. – 10 p.m.

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and Venice, and enjoy the surf, sand and surroundings of Marina del Rey in a hassle-free and relaxing way. The Beach Shuttle operates weekends, holidays, and during the Thursday Marina del Rey Summers Concerts, which begin July 10th.

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

MARINA DEL REY WATERBUS

June 19 – September 1, 2014

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop, dine, and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers are welcome on board, but no pets are allowed. The fare is \$1.00 per person, for a one-way ticket. WaterBus attendants will arrange for land taxi service for passenger needing special assistance to any WaterBus boarding stop for the \$1.00 fare. Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

WaterBus Schedule:

Thursday – Saturday: 11 a.m. – midnight Sundays: 11 a.m. – 9 p.m.

Holiday Schedule

July 4th: 11 a.m. – midnight Labor Day: 11 a.m. – 9 p.m.

For more information: Visit marinawaterbus.com or call the Marina del Rey Information Center at (310) 305-9545

MARINA DEL REY FOURTH OF JULY FIREWORKS

Friday, July 4, 2014 9:00 p.m.

The twenty-minute traditional fireworks extravaganza over the main channel in Marina del Rey will be presented on Friday evening, July 4, starting promptly at 9:00 p.m. This event is sponsored by the Los Angeles County Department of Beaches and Harbors. The fireworks are choreographed to patriotic music, which will be broadcast by radio station KXLU 88.9 FM in sync with the pyrotechnic display. The music will be relayed over loudspeakers in Burton Chace Park.

Parking is available in County lots for a reasonable fee. Premiere viewing locations for the fireworks are Fisherman's Village and Burton Chace Park.

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

THE MARINA DEL REY SUMMER CONCERT SERIES 2014

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey July 10 through August 30, 2014 7:00 p.m. – 9:00 p.m.

Classical Thursdays

July 10

Opera at the Shore

July 24

William Hagen, violin Prokofiev, Respighi, Mussorgsky, Tchaikovsky

August 7

Yana Reznik, piano Gershwin, Addinsell, Safan

August 21

Bernadette Peters*
*performing with her 10-piece orchestra

Pop Saturdays

July 19 Yuna

August 2

Blue Oyster Cult

August 16

Roberta Flack

August 30

Pacific Mambo Orchestra

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

OLD FASHIONED DAY IN THE PARK

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey Sunday, July 27, 2014
10:00 a.m. – 3:00 p.m.

Old Fashioned Day in the Park is sponsored by the Classic Yacht Association and the Department. This annual event offers vintage yachts to tour and restored classic cars to view. The event is free and open to the public.

For more information call: (310) 429-3028 or the Marina del Rey Visitors Center at (310) 305-9454

FREE MARINA MOVIE NIGHTS

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey July 31 through August 23, 2014 Movie start time: 8:00 p.m.

The Department presents the return of Free Marina Movie Nights in Burton Chace Park. This summer pack your picnic baskets and bring the family out to the park on Thursday and Saturday nights to enjoy our outdoor movie screening under the stars.

Movie Lineup:

July 31 Annie

August 9 Despicable Me August 14 Born to be Wild

August 23 The Never Ending Story

For more information call: Burton Chace Park (310) 305-9596

GJ:CB:cml



Caring for Your Coast

Gary Jones Acting Director Kerry Silverstrom Chief Deputy John Kelly Deputy Director

June 5, 2014

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 7a - MARINA DEL REY 18-INCH WATER LINE REPLACEMENT

PHASE IIIB PROJECT PRESENTATION

Item 7a on your agenda is a presentation by Heather Savanapridi, Associate Civil Engineer with the County's Department of Public Works, on the upcoming construction of the Marina del Rey 18-Inch Water Line Replacement Project, Phase IIIB, scheduled to begin in September 2014. The Phase IIIB Water Line Replacement Project is part of a multi-phase series of pipeline replacement projects that have been taking place in the Marina since 2002. The presentation will cover the project purpose, history, construction timeline, and what to expect during construction.

GJ:SP:ms

Attachment



Marina Del Rey 18-Inch Watermain Replacement Phase IIIB

Presented by:
Heather Savanapridi
Los Angeles County Department of Public Works
Waterworks Districts

Project History

- Phase I Installed 5,500 LF of 24-inch water main
 - Completed in August 2002.
- Phase II Installed 10,380 LF of 18- and 24-inch water main
 - Completed in December 2012
- Phase IIIA Installed 1,155 LF of 10- and 18-inch water main
 - Completed in June 2013
- Phase IIIB Install about 5,935 LF of 18-inch water main along Via Marina and Fiji Way
 - Construction by September 2014
 - Construction Duration: About 8 months

Phase IIIB Project Scope and Limits



- Install 5,935ft Steel Pipeline
- Replace Hydrants
- Install Sampling Stations
- Dual construction crews



Project Benefits

- Replace aged water mains
- Improve water system reliability
- Meet existing domestic and fire flow demands more effectively
- Add 3 sampling stations to better monitor water quality

What To Expect





- Water Service Reconnections Occurs after main line installation is complete
- Traffic Control
- Trench Restoration Occurs at the end of construction
- Staging Areas Contractor will remove fencing and restore staging areas upon project completion

Water Service Shut-downs

- Shut-downs will occur at a maximum of 4 hours at a time
- Coordination will be communicated by Beaches and Harbors by email
- Community will be notified at three different times prior to shut-downs:
 - 14 days
 - 7 days
 - 3 days
- Consultation with individual property managers to arrange best time for shutdown

Traffic Control

- Vehicular and bicycle detours included
- Daily work hours from 8:00 am 5:00 pm
- Open trenches will be plated or backfilled at end of each day to restore original traffic flow
- 8 phases of traffic control
 - Notifications to transit services, law enforcement, and fire department
 14 days prior to each phase of traffic control
- One lane open at all times
- Flag persons will be used to direct traffic where needed
- Signage will help communicate project information to commuters

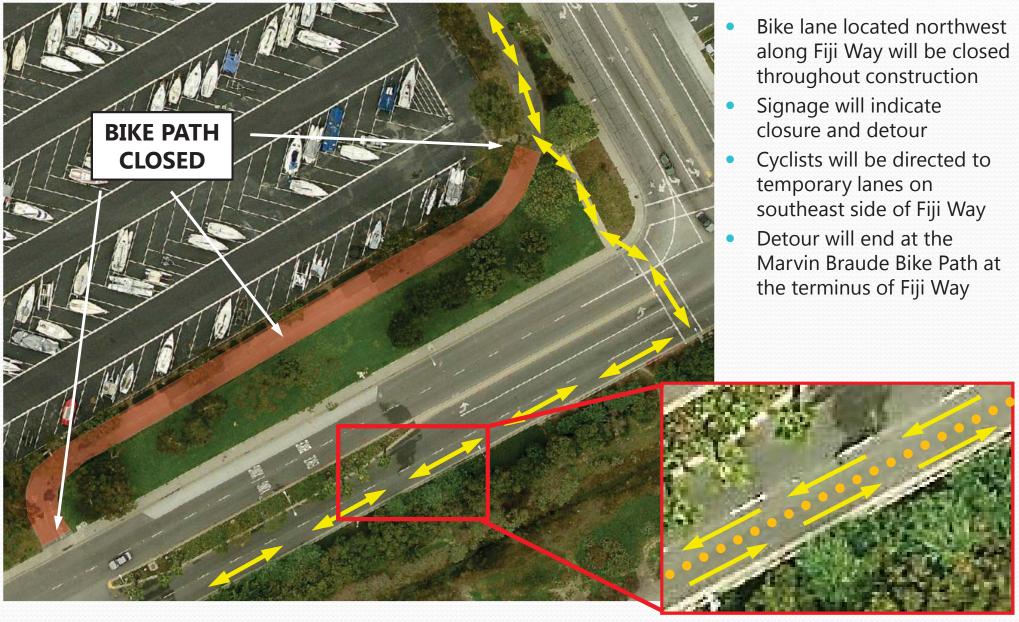
Via Marina Traffic Control Phases 1-5



Traffic Control – PHASES 6-8



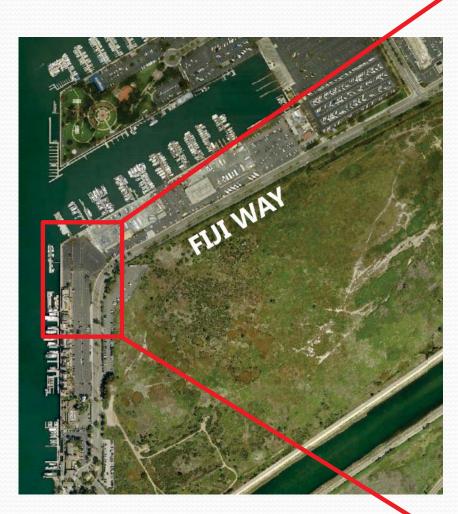




Staging Areas

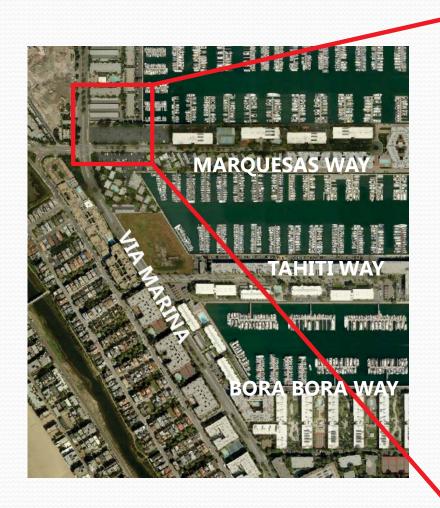
- Two staging areas for project to reduce construction traffic
 - Lot 12 on Via Marina at Marquesas Way
 - Lot 1 at Fisherman's Village on Fiji Way
- Office facility and equipment and material storage
- Fencing and Best Management Practices (BMPs) in place
- Included in Right of Way Entry Permit
- Locations and areas determined through extensive input provided by Beaches and Harbors and lessees
- Overflow parking for Fisherman's Village permitted at Beaches and Harbors lot across street

Fiji Way Staging Area





Via Marina Staging Area





Contact Information

Heather Savanapridi

LA County Department of Public Works – Waterworks Division

Project Manager

(626) 300-3324

hsavanapridi@dpw.lacounty.gov



Caring for Your Coast

Kerry Silverstrom John Kelly

June 5, 2014

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 7b - PARCEL 15 (BAR HARBOR) BOATER DISPLACEMENT

PLAN PRESENTATION

Representatives from the lessee of Parcel 15 will be present at the meeting to inform the Commission of its Boater Displacement Plan and current status of its efforts to relocate slip tenants prior to the start of construction of the new Marina.

GJ:sp





Caring for Your Coast

Gary Jones
Acting Director Chief Deputy

June 5, 2014

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 7c - APPROVAL OF AMENDMENT NO.13 TO LEASE NO. 5601

CATALINA YACHT ANCHORAGE (PARCEL 41 at 13505 BALI WAY)

MARINA DEL REY

Item 7c pertains to Lease No. 5601, Catalina Yacht Anchorage and the adjustment of percentage rents and insurance coverage amounts on June 1, 2012 and every tenth anniversary thereafter. Rents are adjusted to the higher of either the rate in effect immediately prior to June 1, 2002 or the average of the then-existing percentage rents of specified Marina del Rey parcels. Amendment No. 13 reflects percentage rent changes as follows: Occupancy of Structures from 7.5% to 8.75%; Boat Brokerage from 5.0% to 5.50%; Restaurants from 3.0% to 3.25%; Boat Haul Out/Repair from 5.0% to 4.0%; Admission to Facilities During Entertainment from 5.0% to 5.10%. Amendment No. 13 also provides that the rental security deposit be maintained at an amount equal to three times monthly minimum rent and, as of the date the Amendment is executed, incorporates changes to the indemnity clause, insurance requirements, and miscellaneous insurance provisions to conform to the Chief Executive Office Risk Management Branch's new and more stringent requirements.

Amendment No. 13 also provides that, following Amendment No. 13 Effective Date, all annual minimum rent adjustments shall either increase the annual minimum rent or maintain it at the then-current amount. Finally, the Amendment provides for a reconciliation of the rent effective back to the 2012 Rental Adjustment Date and requires payment of any additional sums owed to the County as a result of the rent adjustment.

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.

GJ:SP:JT In

Attachments



Parcel 41 Lease Amendment No. 13

Small Craft Harbor Commission June 11, 2014



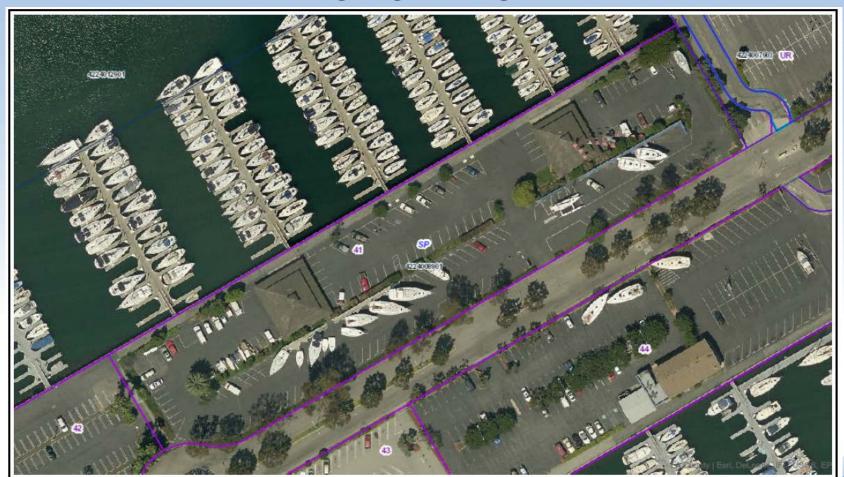
Caring for Your Coast

Parcel 41 (Catalina Yacht Anchorage)

- 2 one-story buildings & 148 slip marina
- 2.35 acres of land
- 3.18 acres of water
- Lease commenced 1962 for 60 years



Parcel 41 Aerial View





Decennial Rental Readjustments

- Readjustment every 10 years
- Current readjustment date June 1, 2012
- Percentage rental rates adjusted to the average of current Marina del Rey rates
- Minimum Rent readjustment provision revised to prohibit any reduction
- Insurance limits revised to meet CEO Risk Management requirements



Arithmetic Calculation

Percentage Rent	P41 Existing Rates	MdR Average Rates	Proposed Rates
Occupancy of Structures	7.5	8.75	8.75
Boat Brokerage	5.0	5.50	5.50
Restaurants	3.0	3.25	3.25
Boat Haul Out/Repair	5.0	4.00	4.00
Entertainment Admissions	5.0	5.10	5.10



July 1, 2014

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

Dear Supervisors:

APPROVAL OF AMENDMENT NO. 13 TO LEASE NO. 5601 CATALINA YACHT ANCHORAGE (Parcel 41 at 13505 Bali Way) MARINA DEL REY (FOURTH DISTRICT) (4 VOTES)

SUBJECT

This Board letter requests approval of a Marina del Rey lease amendment for Parcel 41 (Catalina Yacht Anchorage) that adjusts percentage rents, increases the rental security deposit, updates insurance coverage and updates the square foot rental provisions.

IT IS RECOMMENDED THAT YOUR BOARD:

- Find that the proposed lease Amendment No. 13 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.
- Approve and authorize the Chairman to sign the attached Amendment No. 13 to Lease No. 5601, pertaining to the readjustment of rents and insurance for a tenyear term ending May 31, 2022.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Marina del Rey leases generally provide for the periodic review of leasehold rents and insurance coverage to ensure that the percentage rents payable to the County are maintained at current fair market levels and that the amount of general insurance coverage is adequate to protect the County's interests.

The Honorable Board of Supervisors July 1, 2014 Page 2

Amendment No. 13 requires an adjustment of percentage rents and insurance coverage on June 1, 2012 (2012 Rental Adjustment Date) and every tenth anniversary thereafter. Rents are adjusted to the higher of either the rate in effect immediately prior to June 1, 2002 or the average of the then-existing percentage rents of specified Marina del Rey parcels. Amendment No. 13 reflects percentage rent changes as follows: Occupancy of Structures from 7.5% to 8.75%; Boat Brokerage from 5.0% to 5.50%; Restaurants from 3.0% to 3.25%; Boat Haul Out/Repair from 5.0% to 4.0%; Admission to Facilities During Entertainment from 5.0% to 5.10%.

As of the 2012 Rental Adjustment Date, Amendment No. 13 also provides that the rental security deposit be maintained at an amount equal to three times monthly minimum rent and, as of the date the Amendment is executed, incorporates changes to the indemnity clause, insurance requirements, and miscellaneous insurance provisions to conform to the Chief Executive Office Risk Management Branch's new and more stringent requirements.

Amendment No. 13 also provides that, following Amendment No. 13 Effective Date, all annual minimum rent adjustments shall either increase the annual minimum rent or maintain it at the then-current amount.

Finally, the Amendment provides for a reconciliation of the rent effective back to the 2012 Rental Adjustment Date and requires payment of any additional sums owed to the County as a result of the rent adjustment.

Implementation of Strategic Plan Goals

The recommended action will keep County percentage rent categories at Parcel 41 comparable to other Marina del Rey leaseholds and incorporates the new insurance provisions, in fulfillment of Strategic Plan Goal No. 1, "Operational Effectiveness", Strategy 1, "Fiscal Sustainability."

FISCAL IMPACT/FINANCING

There will be no significant fiscal impact from your Board's approval of Amendment No. 13.

Operating Budget Impact

Upon your Board's approval of Amendment No. 13, the Department of Beaches and Harbors will receive \$1,000 in prior year revenue for Fiscal Year 2012-13, and an annual increase of \$2,000 in leasehold rent revenue. The revenue increase is budgeted in the Department's FY 2014-15 Recommended Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Commonly known as Catalina Yacht Anchorage, Parcel 41 is improved with two onestory buildings totaling 2,085 square feet and 148 boat slips on 2.35 acres of land and 3.18 acres of water in Marina del Rey. The 60-year ground lease between the County and the lessee was executed in 1962.

This proposed Amendment No. 13 has been approved as to form by County Counsel. At its meeting of June 11, 2014, the Small Craft Harbor Commission approved the recommendation of the Director of the Department of Beaches and Harbors that your Board approve and execute the proposed Amendment No. 13.

ENVIRONMENTAL DOCUMENTATION

The proposed Amendment No. 13 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. 13.

CONCLUSION

Please have the Chairman sign all three copies of Amendment No. 13 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.

Should you have any questions, please contact Linda Nava at (310) 301-0300 or LNava@bh.lacounty.gov.

Respectfully submitted,

Gary Jones Director

Attachment (1)

c: Chief Executive Officer County Counsel

The Honorable Board of Supervisors July 1, 2014 Page 4

Executive Officer, Board of Supervisors

GJ:SP:JT:In

AMENDMENT NO. 13 TO LEASE NO. 5601

PARCEL NO. 41 – MARINA DEL REY SMALL CRAFT HARBOR

READJUSTMENT OF RENT AND INSURANCE

 THIS AMENDMENT TO LEASE, 2013 (the "Effective Date"	
BY AND BETWEEN	COUNTY OF LOS ANGELES, hereinafter referred to as "County",
AND	WESCO SALES CORP., a California corporation, hereinafter referred to as "Lessee".

RECITALS:

WHEREAS, County and Lessee's predecessor in interest entered into Lease No. 5601 under the terms of which County leased to Lessee's predecessor 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 41, which leasehold premises (the "Premises") are more particularly and legally described in Exhibit "A" attached to and incorporated in said lease, and amended (the lease and all amendments are collectively hereafter referred to as the "Lease"); and

WHEREAS, the parties hereto have reached agreement with respect to the annual rent that is to apply as of June 1, 2012 (the "2012 Rental Adjustment Date"); and

WHEREAS, parties wish to amend the Lease as set forth herein.

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

 Security Deposit. Commencing as of the 2012 Rental Adjustment Date, Section 7 of the Lease is deleted in its entirety and the following substituted therefor:

"The security deposit shall be maintained at an amount equal to three (3) monthly installments of the current annual square foot rental. The security deposit shall be retained by County to cover delinquent rent and any other financial obligations of the Lessee under this lease, and shall be so applied at the discretion of County.

In the event all or any part of the security deposit is applied against any rent or other financial obligations of Lessee due and unpaid, the Lessee shall immediately reimburse the County an amount equal to that portion of the security deposit applied by County so that at all times during the life of this lease said full security deposit shall be maintained with County. Failure to maintain the full amount of security deposit shall constitute an event of default as provided for in Section 21. Upon forfeiture or termination of this lease, any portion of said security deposit due the Lessee shall be returned."

2. <u>Square Foot Rental</u>. Effective as of the 2012 Rental Adjustment Date, the first paragraph of Section 12 of the Lease is amended to read as follows:

"The annual square foot rental shall be readjusted on June 1, 2014 and on June 1 of every third year thereafter (the "Square Foot Rental Adjustment Date"). On the Square Foot Rental Adjustment Date, the annual square foot rental shall be readjusted to an amount equal to seventy-five percent (75%) of the annual average of all rents payable by Lessee for the preceding three (3) year period that ends three (3) months prior to the Square Foot Rental Adjustment Date; provided, however, that in no event shall annual square foot rental be readjusted to an amount that is less than the then-in effect annual square foot rental".

- 3. <u>Percentage Rentals.</u> Effective as of the 2012 Rental Adjustment Date, subsections (c), (e)(1)(A), (e)(2), (j), (p), and (q) of Section 13 (Percentage Rentals) are deemed deleted and the following subsections (c), (e)(1)(A), (e)(2), (j), (p), and (q) are correspondingly substituted therefor:
 - "(c) (i) EIGHT AND THREE-QUARTER percent (8.75%) of gross receipts or other fees charged for the occupancy of structures and other facilities including but not limited to (1) apartments, (2) hotel and/or motel accommodations, (3) house trailers, (4) meeting rooms, (5) rental of land and/or water or facilities for activities not otherwise provided for in this section such as but not limited to television and/or motion pictures, (6) parking fees or charges except where such parking fees or charges are collected in conjunction with an activity, the gross receipts from which are required to be reported in a percentage category greater than EIGHT AND THREE-QUARTER percent (8.75%), and (7) offices utilized for banking, financial or investment activities, internal clerical or administrative activities of business enterprises, real estate and insurance brokerage, legal, medical, engineering, travel agencies, or similar professional services but not to include, however, stores, shops or other commercial establishments, the gross receipts pertaining to which 'h are subject to percentage rentals and specifically required to be reported under other subsections of this Section;"
 - "(e)(1)(A) FIVE AND ONE-HALF percent (5.5%) of boat brokerage commission or other fees earned from boat brokerage; or"
 - "(e)(2) FIVE AND ONE-HALF percent (5.5%) of commissions or other fees earned from car rental agencies, marine insurance commissions where the sale of insurance is conducted in conjunction with boat sales and/or boat brokerage, telephone service charges, laundry and dry cleaning commissions and other similar activities where earnings are normally on a commission basis when said activity is approved in advance by Director."

- "(j) THREE AND ONE-QUARTER percent (3.25%) of gross receipts from the operation of restaurants, restaurant/cocktail lounge combination, coffee shops, beach and theater food facilities, except that gross receipts from facilities established and operated as a take-out food operation shall be reported under Subsection (s);"
- "(p) FOUR percent (4%) of gross receipts or other fees charged by authorized boat repair yards, including repair, painting, tugboat, salvage and boat pump-out services and similar activities (collectively "Boat Haul Out/Repair"), except that where parts and materials are separately invoiced, they may be reported under Subsection (s) of this Section;"
- "(q) FIVE AND ONE-TENTH percent (5.10%) of gross receipts of cover charges or other fees charged for admission to facilities featuring entertainment, excluding movie theaters whose gross receipts shall be reportable under Subsection (s);"
- 4. <u>General Rent Adjustment and Arbitration.</u> Commencing as of the 2012 Rental Adjustment Date, the first sentence of the first paragraph of Section 15, Subsection (a) (i), of the Lease is deleted and the following substituted therefor:
 - "As of each Rental Adjustment Date, Lessee's percentage rent for each category of use shall be set at the higher of either (1) the rate in effect immediately preceding the current Rental Adjustment Date for such category, or (2) the average of the then existing percentage rental rates for that category of use charged to all those Marina del Rey Small Craft harbor leaseholds enumerated below."
- Property Insurance. Commencing as of the 2012 Rental Adjustment Date, Section 25 (PROPERTY INSURANCE) of said Lease is deemed deleted in its entirety.
- 6. <u>Indemnification and Insurance Requirements.</u> Commencing as of the 2012 Rental Adjustment Date, Section 26 (INDEMNITY CLAUSE AND CASUALTY INSURANCE) of said Lease is deemed deleted in its entirety and the following substituted therefor:
 - "INDEMNIFICATION AND INSURANCE REQUIREMENTS: During the term of this Lease, the following indemnification and insurance requirements shall be in effect.

I. INDEMNIFICATION

The Lessee shall indemnify, defend and hold harmless the Lessor, from and against any and all liability, loss, injury or damage including (but not limited to) demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees), arising from or connected with the Lessee's repair, maintenance and other acts and omissions arising from and/or relating to the Lessee's use of the Premises.

The Lessor shall indemnify, defend and hold harmless the Lessee from and against any and all liability, loss, injury or damage including (but not limited to) demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees), arising from or connected with the Lessor's repair, maintenance and other acts and omissions arising from and/or relating to the Lessor's ownership of the Premises.

II. GENERAL INSURANCE PROVISIONS - LESSEE REQUIREMENTS

Without limiting the Lessee's indemnification of Lessor and during the term of this Lease, and until all of its obligations pursuant to this Lease have been met, Lessee shall provide and maintain at its own expense insurance coverage satisfying the requirements specified in this Lease. These minimum insurance coverage terms, types and limits (the "Required Insurance") also are in addition to and separate from any other contractual obligation imposed upon Lessee pursuant to this Lease. The Lessor in no way warrants that the Required Insurance is sufficient to protect the Lessee for liabilities which may arise from or relate to this Lease.

A. Evidence of Coverage and Notice to Lessor

- Certificate(s) of insurance coverage (Certificate) satisfactory to Lessor, and a copy of an Additional Insured endorsement confirming Lessor and its Agents (defined below) has been given Insured status under the Lessee's General Liability policy, shall be delivered to Lessor at the address shown below and provided prior to the start day of this Lease.
- Renewal Certificates shall be provided to Lessor not less than 10 days prior to Lessee's policy expiration dates. The Lessor reserves the right to obtain complete, certified copies of any required Lessee insurance policies at any time.
- Certificates shall identify all Required Insurance coverage types and limits specified herein, reference this Lease by name or number, and be signed by an authorized representative of the insurer(s). The Insured party named on the Certificate shall match the name of the Lessee identified in this Lease. Certificates shall provide the full name of each insurer providing coverage, its NAIC (National Association of Insurance Commissioners) identification number, its financial rating, the amounts of any policy deductibles or self-insured retentions exceeding twenty five thousand (\$25,000.00) dollars, and list any Lessor required endorsement forms.

- Neither the Lessor's failure to obtain, nor the Lessor's receipt of, or failure to object to a non-complying insurance certificate or endorsement, or any other insurance documentation or information provided by the Lessee, its insurance broker(s) and/or insurer(s), shall be construed as a waiver of any of the Required Insurance provisions.
- Certificates and copies of any required endorsements, and notices of cancellation shall be delivered to:

County of Los Angeles Department of Beaches and Harbors 13837 Fiji Way, Marina del Rey, CA 90292 Attention: Asset Management Division

Lessee also shall promptly notify Lessor of any third party claim or suit filed against Lessee which arises from or relates to this Lease, and could result in the filing of a claim or lawsuit against Lessee and/or Lessor.

B. Additional Insured Status and Scope of Coverage

The Lessor, which is the County of Los Angeles, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively Lessor and its Agents), shall be provided additional insured status under Lessee's General Liability policy with respect to liability arising from or connected with the Lessee's acts, errors, and omissions arising from and/or relating to the Lessee's operations on and/or its use of the premises. Lessor's additional insured status shall apply with respect to liability and defense of suits arising out of the Lessee's acts or omissions, whether such liability is attributable to the Lessee or to the Lessor. The full policy limits and scope of protection also shall apply to the Lessor as an additional insured, even if they exceed the Lessor's minimum Required Insurance specifications herein. Use of an automatic additional insured endorsement form is acceptable providing it satisfies the Required Insurance provisions herein.

C. Cancellation of or Changes in Insurance

Lessee shall provide the Lessor with, or Lessee's insurance policies shall contain a provision that the Lessor shall receive, written notice of cancellation or any change in Required Insurance, including insurer, limits of coverage, term of coverage or policy period. The written notice shall be provided to the Lessor at least ten (10) days in advance of cancellation for non-payment of premium and thirty (30) days in advance for any other cancellation or policy change. Failure to provide written notice of cancellation or any change in Required Insurance may constitute a material breach of the Lease,

in the sole discretion of the Lessor, upon which the Lessor may suspend or terminate this Lease.

D. Failure to Maintain Insurance

Lessee's failure to maintain or to provide acceptable evidence that it maintains the Required Insurance shall constitute a material breach of the Lease.

E. Insurer Financial Ratings.

Insurance is to be provided by an insurance company authorized to do business in California and acceptable to the Lessor, with an A.M. Best rating of not less than A:VII, unless otherwise approved by the Lessor.

F. Lessee's Insurance Shall Be Primary

Lessee's insurance policies, with respect to any claims related to this Lease, shall be primary with respect to all other sources of coverage available to Lessor. Any Lessor maintained insurance or self-insurance coverage shall be in excess of and not contribute to any Lessee coverage.

G. Waiver of Subrogation

To the fullest extent permitted by law, the Lessee hereby waives its and its insurer(s) rights of recovery against Lessor under all required insurance policies for any loss arising from or related to this Lease. The Lessee shall require its insurers to execute any waiver of subrogation endorsements which may be necessary to affect such waiver.

H. Deductibles and Self-Insured Retentions (SIRs)

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Lessee's policies shall not obligate the Lessor to pay any portion of any Lessee deductible or SIR. The Lessor retains the right to require Lessee to reduce or eliminate policy deductibles and SIRs as respects the Lessor, or to provide a bond guaranteeing Lessee's payment of all deductibles and SIRs, including all related claims investigation, administration and defense expenses. Such bond shall be executed by a corporate surety licensed to transact business in the State of California.

I. Claims Made Coverage

If any part of the Required Insurance is written on a claims made basis, any policy retroactive date shall precede the start date of this Lease. Lessee understands and agrees it shall maintain such

coverage for a period of not less than three (3) years following Lease expiration, termination or cancellation.

J. Application of Excess Liability Coverage

Lessee may use a combination of primary and excess insurance policies which provide coverage as broad as ("follow form" over) the underlying primary policies, to satisfy the Required Insurance provisions.

K. Separation of Insureds

All liability policies shall provide cross-liability coverage as would be afforded by the standard ISO (Insurance Services Office, Inc.) separation of insureds provision with no insured versus insured exclusions or limitations.

L. Lessor Review and Approval of Insurance Requirements

The Lessor reserves the right to review and adjust the Required Insurance provisions, conditioned upon Lessor's determination of changes in risk exposures.

III. INSURANCE COVERAGE TYPES AND LIMITS

A. Commercial General Liability Insurance providing scope of coverage equivalent to ISO policy form CG 00 01, naming Lessor and its Agents as an additional insured, with limits of not less than:

General Aggregate: \$ 10 million
Products/Completed Operations Aggregate: \$ 10 million
Personal and Advertising Injury: \$ 5 million
Each Occurrence: \$ 5 million

- B. Automobile Liability insurance (providing scope of coverage equivalent to ISO policy form CA 00 01) with limits of not less than \$1 million for bodily injury and property damage, in combined or equivalent split limits, for each single accident. Insurance shall cover liability arising out of Lessee's use of autos pursuant to this Lease, including owned, leased, hired, and/or non-owned autos, as each may be applicable.
- C. Workers Compensation and Employers' Liability insurance or qualified self-insurance satisfying statutory requirements, which includes Employers' Liability coverage with limits of not less than \$1 million per accident. If Lessee's employees will be engaged in maritime operations, coverage also shall be arranged to provide workers compensation benefits as required by the U.S. Longshore

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and Harbor Workers Compensation Act, Jones Act or any other federal law for which Lessee is responsible.

D. Commercial Property Insurance. Such coverage shall:

- Provide coverage for Lessee's property, and any improvements and betterments; This coverage shall be at least as broad as that provided by the Causes-of-Loss Special Form (ISO form CP 10 30), including earthquake (if Lessee deems it reasonable), Ordinance or Law Coverage, flood, and Business Interruption equal to two (2) years annual rent;
- Be written for the full replacement cost of the property, with a deductible no greater than \$250,000 or 5% of the property value whichever is less. Insurance proceeds shall be payable to the Lessee and Lessor as their interests may appear and be utilized for repair and restoration of the Premises. Failure to use such insurance proceeds to timely repair and restore the Premises shall constitute a material breach of the Lease; provided, however, that Lessee's obligation, under the Lease or otherwise, shall not be dependent on the existence of insurance coverage or proceeds.
- E. Marina Operator's Liability insurance shall be provided and maintained by the Lessee if operating a marina, berthing, docking, and/or launching of boats and/or pleasure crafts, and/or use of floating docks, piers and/or ramps, with limits of not less than \$5 million per occurrence and \$10 million aggregate. If written on a "claims made" form, the coverage shall also provide an extended two (2) year reporting period commencing upon the expiration or earlier termination of this Lease, or replacement coverage shall be maintained until such time.
- F. Construction Insurance. If major construction work is performed by Lessee during the term of this Lease (i.e. demolition of structures, construction of new structures, renovation or retrofit involving structures frame, foundation or supports, or more than 50% of building, etc.) then Lessee or Lessee's contractor shall provide the following insurance. Lessor will determine the coverage limits required on a project by project basis:
 - Builder's Risk Course of Construction Insurance. Such coverage shall insure against damage from perils covered by the Causes-of-Loss Special Form (ISO form CP 10 30). This insurance shall be endorsed to include earthquake, flood, ordinance or law coverage, coverage for temporary offsite storage, debris removal, pollutant cleanup and removal, testing, preservation of property, excavation costs, landscaping, shrubs and plants, and full collapse coverage during construction, without restricting collapse coverage

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to specified perils. Such insurance shall be extended to include boiler & machinery coverage for air conditioning, heating and other equipment during testing. This insurance shall be written on a completed-value basis and cover the entire value of the construction project, including Lessor furnished materials and equipment, against loss or damage until completion and acceptance by the Lessee and the Lessor if required.

 General Liability Insurance. Such coverage shall be written on ISO policy form CG 00 01 or its equivalent, naming Lessor as an additional insured, with limits of not less than \$(determined on a project by project basis):

General Aggregate:
Products/Completed Operations Aggregate:
Personal and Advertising Injury:
Each Occurrence:

The Products/Completed Operations coverage shall continue to be maintained in the amount indicated above for at least two (2) years from the date the Project is completed and accepted by the Lessee and the Lessor if required.

- Automobile Liability. Such coverage shall be written on ISO policy form CA 00 01 or its equivalent with limits of not less than \$(determined on a project by project basis) for bodily injury and property damage, in combined or equivalent split limits, for each single accident. Such insurance shall cover liability arising out of Lessee's or Lessee's contractor use of autos pursuant to this Lease, including owned, leased, hired, and/or non-owned autos, as each may be applicable.
- Professional Liability. Such insurance shall cover liability arising from any error, omission, negligent, or wrongful act of the Lessee's contractor and/or licensed professional (i.e. architects, engineers, surveyors, etc.) with limits of not less than \$(determined on a project by project basis) per claim and \$(double the per claim limit) aggregate. The coverage shall also provide an extended two-year reporting period commencing upon expiration, termination or cancellation of the construction project.
- Workers Compensation and Employers' Liability Insurance or qualified self-insurance satisfying statutory requirements. Such coverage shall provide Employers' Liability coverage with limits of not less than \$1 million per accident. Such policy shall be endorsed to waive subrogation against the Lessor for injury to the Lessee's or Lessee's contractor employees. If the Lessee's or Lessee's contractor employees will be engaged in maritime employment, the

coverage shall provide the benefits required by the *U.S. Longshore* and Harbor Workers Compensation Act, Jones Act or any other federal law to which the Lessee is subject. If Lessee or Lessee's contractor will provide leased employees, or, is an employee leasing or temporary staffing firm or a professional employer organization (PEO), coverage also shall include an Alternate Employer Endorsement (providing scope of coverage equivalent to ISO policy form WC 00 03 01 A) naming the Lessor as the Alternate Employer, and the endorsement form shall be modified to provide that Lessor will receive not less than thirty (30) days advance written notice of cancellation of this coverage provision.

- Asbestos Liability or Contractors Pollution Liability Insurance is needed if construction requires remediation of asbestos or pollutants. Such insurance shall cover liability for personal injury and property damage arising from the release, discharge, escape, dispersal, or emission of asbestos or pollutants, whether gradual or sudden, and include coverage for the costs and expenses associated with voluntary clean-up, testing, monitoring, and treatment of asbestos in compliance with governmental mandate or requests. If the asbestos or pollutant will be removed from the construction site, asbestos or pollution liability is also required under the Lessee's or Lessee's contractor Automobile Liability Insurance. Lessee or Lessee's contractor shall maintain limits of not less than \$(determined on a project by project basis) for this project.
- Performance Security Requirements. Prior to the beginning of construction Lessee shall require its contractor to file surety bonds with the Lessee and the Lessor if required in the amounts and for the purposes noted below. All bonds shall be duly executed by a solvent surety company that is authorized by the State of California, is listed in the United States Department of the Treasury's Listing of Approved Sureties Treasury (Circular 570) and is satisfactory to the County, and it shall pay all premiums and costs thereof and incidental thereto (see www.fms.treas.gov/c570/).

Each bond shall be signed by the Lessee's Contractor (as Principal) and the Surety.

The Lessee's contractor shall give two surety bonds with good and sufficient sureties: the first in the sum of not less than 100% of the Project price to assure the payment of claims of material men supplying materials to Lessee's contractor, subcontractors, mechanics, and laborers employed by the Lessée's contractor on the Project, and the second in the sum of not less than 100% of the Project price to assure the faithful performance of the Project Contract.

- 1. The "Materials and Labor Bond" (or "Payment Bond") shall be so conditioned as to inure to the benefit of persons furnishing materials for, or performing labor upon the Work. This bond shall be maintained by the Lessee's contractor in full force and effect until the Work is completed and accepted by the Lessee and the Lessor if required, and until all claims for materials, labor, and subcontracts are paid.
- 2. The "Bond for Faithful Performance" shall be so conditioned as to assure the faithful performance by the Lessee's contractor of all Work under said Project contract within the time limits prescribed. including any maintenance and warranty provisions, in a manner that is satisfactory and acceptable to the Lessee and the Lessor if required; that all materials and workmanship supplied by Lessee's contractor will be free from original or developed defects, and that should original or developed defects, or failures appear within a period of one year from the date of Acceptance of the Work by the Lessee and the Lessor if required, the Contractor shall, at Contractor's own expense, make good such defects and failures, and make all replacements and adjustments required, within a reasonable time after being notified by the Lessee to do so, and to the approval of the Lessor if required. This bond shall be maintained by the Lessee's contractor in full force and effect during the performance of the Project and for a period of one year after acceptance of the Work by the Lessee and the Lessor if required.

Should any surety or sureties upon said bonds or any of them become insufficient, or be deemed unsatisfactory by the Lessee or the Lessor, said Contractor shall replace said bond or bonds with good and sufficient sureties within ten (10) days after receiving notice from the Lessee or the Lessor that the surety or sureties are insufficient or unsatisfactory.

No further payment shall be deemed due, or will be made under this Contract until the new sureties shall qualify and be accepted by the Lessee and the Lessor."

- 7. Workmen's Compensation Insurance. Commencing as of the 2012 Rental Adjustment Date, Section 27 (WORKMEN'S COMPENSATION INSUARANCE) of said Lease is deemed deleted in its entirety.
- 8. <u>Liability Insurance.</u> Amendment No. 8, page 18, Section 4, is deemed deleted in its entirety.
- 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 reacknowledges its respective obligations under the Lease as amended hereby.

10. In the event of any conflict between the terms of this Amendment No. 13 and the terms of the Lease (or any previous amendment thereto), the terms of this Amendment No. 13 shall control.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment No. 13 to Lease No. 5601 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: MRT Chairman, Board of Supervisors ATTEST: LESSEE: SACHI A. HAMAI WESCO SALES CORP., a California Executive Officer-Clerk of the corporation Board of Supervisors By:__ Deputy APPROVED AS TO FORM: JOHN F. KRATTLI **County Counsel** By: Senior Deputy



Caring for Your Coast Gary Jones
Acting Director Kerry Silverstrom John Kelly

June 5, 2014

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 8 - ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On April 15, 2014, the Board of Supervisors approved the recommendation to appoint Gary D. Jones to the position of Director for the Department of Beaches and Harbors.

On May 6, 2014, the Board of Supervisors awarded a three-year contract with Hornblower Yachts, Inc. for Marina del Rey WaterBus service at an annual cost not to exceed \$423,308, with a total maximum of \$2,115,540 for the five-year contract term effective upon Board approval, with two one-year extension options; authorize the Director of Beaches and Harbors to exercise the contract extension options and to increase the contract amount by up to 10% in any year of the contract, for any additional or unforeseen services within the scope of the contract.

On May 13, 2014, the Board of Supervisors approved as amended the revisions to fees and to implement new fees charged by the Department of Beaches and Harbors for facilities and services provided at Marina del Rey and County-owned, controlled or managed beaches, effective May 1, 2014, except for revision to the parking fees, which will become effective upon California Coastal Commission approval; authorized the Director of the Beaches and Harbors to adjust fees related to parking, youth camps and dry storage of trailered boats after considering customer use or to make necessary public accommodations, not to exceed the maximum fees approved by the Board.

Instruct the Director to adjust the proposed fees as below for Fiscal Year 2014-15:

- 1. Increases for autos at County-owned, operated, or managed beach parking lots shall not exceed \$2.50 per entry above the existing fees;
- 2. Increases for autos at County-owned, operated, or managed parking lots in Marina del Rey shall not exceed \$2.50 per entry above the existing fee, and keep the existing \$1.00 per 20-minute fee at the Fisherman's Village parking lot; and

Small Craft Harbor Commission June 5, 2014 Item 8 Page 2 of 3

3. Increases in the County's Water Awareness, Training, Education and Recreation (WATER) Program shall not exceed \$35 above the existing fee.

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 April and May 2014.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were heard by the California Coastal Commission during meetings for the months of April and May 2014.

A hearing will be held on June 13, 2014 before the California Coastal Commission regarding the Coastal Development Permit for the Oxford Basin Project.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

On March 6, 2014, representatives from the City of Los Angeles and the County Departments of Regional Planning, Public Works, and Beaches and Harbors met to discuss the Coastal Development Permit (CDP) from the County required for the Venice Dual Force Main project. The representatives from the various departments discussed how best to coordinate the Dual Force Main Project with other planned projects in the Marina, to minimize impacts to Marina visitors and residents. A CDP for the project was filed with the Department of Regional Planning on May 21, 2014. The City will also need to secure a CDP from the Coastal Commission for the segment under the Marina's main channel.

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 January, February and March minutes have not yet been approved.

MARINA DEL REY SLIP REPORT

The overall vacancy percentage across all anchorages in Marina del Rey stood at 20.1% in April. Adjusted to remove out-of-service slips and 50% of available double slips, vacancy within Marina del Rey stood at 17.9%. Vacancies in the various sizes are separated by anchorage and are provided in the document attached.

This month's figures indicate a 1.1% increase from last month's rate of 19.0%. This increase in overall vacancy rate is the result of dock reconstruction activity at Parcel 15 and 125I. Attached is information provided by Parcel 44 lessee showing its marketing effort to address the high vacancy.

Small Craft Harbor Commission June 5, 2014 Item 8 Page 3 of 3

CALIFORNIA COASTAL COMMISSION SLIP REPORT

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

DEPARTMENT OF REGIONAL PLANNING VISIONING PROCESS

On October 30, 2013 a joint meeting was held by the Small Craft Harbor Commission and the Design Control Board. At the meeting, the Department of Regional Planning gave a briefing on the status of the Marina del Rey visioning process and invited comments from the Commissioners, the Design Control Board Members and the public. On February 11, 2014 the Visioning Statement was put online and the Department of Regional Planning presented the Visioning Statement to the Marina del Rey community on February 15, 2014 and on February 18, 2014.

On May 28, 2014 a special night meeting was held with the Small Craft Harbor Commission and the Design Control Board members as guest. At the meeting, the Department of Regional Planning gave a presentation of the Visioning Statement and the Launch Ramp Concept Plans, solicited public input, and had a discussion with the Commissioners and Board members to identify their issues, areas of concern, and ideas that should be considered as part of the process. Approximately 80 members of the public attended the meeting. Minutes of the meeting are currently being prepared.

GJ:SP:ms

Attachments (10)

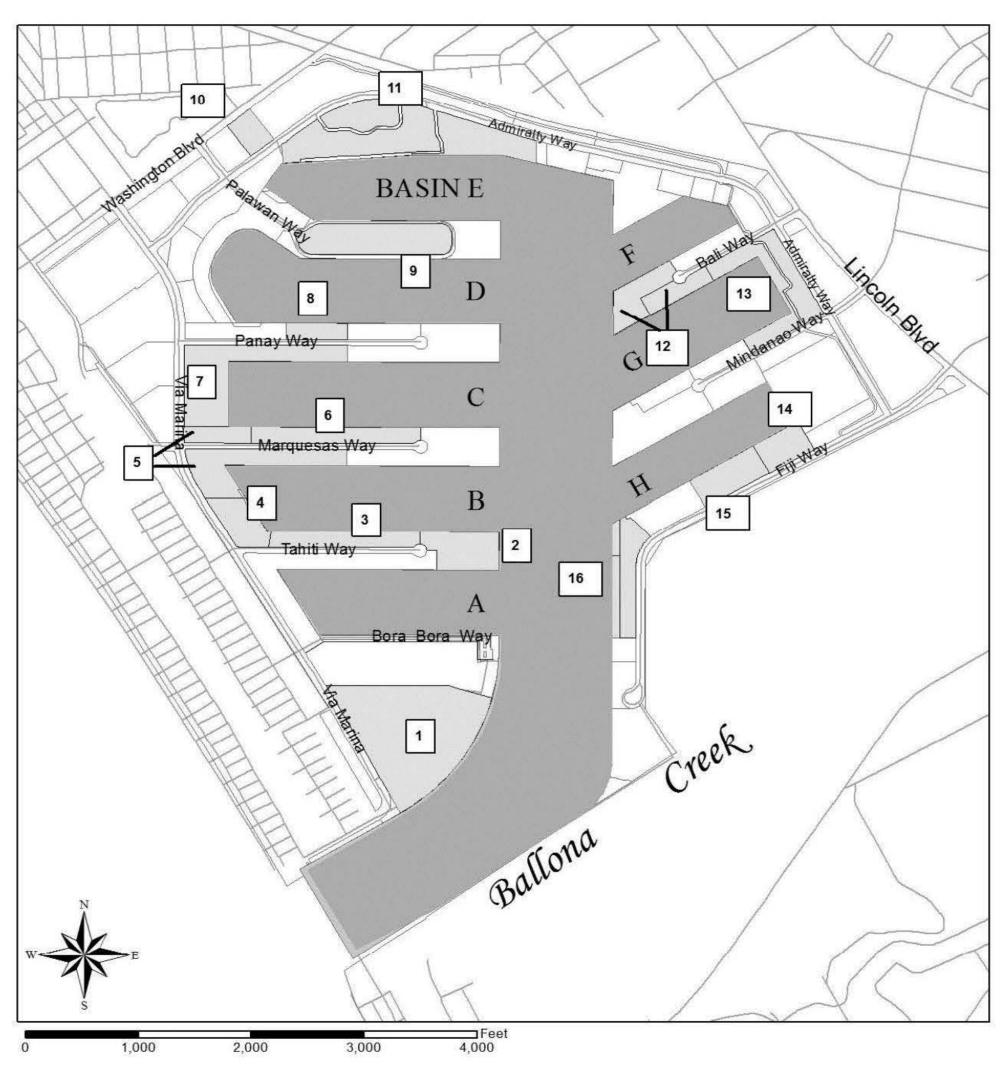
Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of June 4, 2014

Map Key	Parcel No Project Name/Lessee	e Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
4	9 Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 225'-high, 288-room hotel (152 hotel rooms and 136 timeshare suites). *Now: Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities.	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 heard the item on 10/29/08. On 10/14/09, the RPC 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 also approved the CDP for wetland park and Plot Plan for the docks on 3/10/10. The park and hotel projects were both appealed to BOS. On April 26, 2011, the BOS asked that a modified hotel design return to RPC and DCB for reconsideration. The appeal of the park project was denied by the BOS. The park was appealed to the CCC on 06/07/12. On 12/12/12 the CCC found that the appeal raised a substantial issue. The CCC then approved a revised project (permit A-5-MDR-12-161). The redesigned hotel returned to DCB in January 2014. On 1/15/14, a new dual building hotel design project obtained conceptual approval by DCB. Hotel project will return to RPC for final approval at a future date.	
5	10/14 (FF) Neptune Marina/ Legacy Partners	Tim O'Brien	* Wetland public park project (1.46 acres). * Demolish existing facilities and build 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. LCP 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 took 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	13 Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated * Improved pedestrian promenade and public amenities will be renovated.	Massing Four existing buildings up to 3 stories high Parking Existing open air parking and parking structure will be renovated. Total parking provided on site is 572 spaces.	Proprietary The Lessee initialed the term sheet 6/1/12. On 8/1/12, the Board provided instruction to proceed with negotiations for an option agreement and revised lease document based on a term sheet initialed by lessee. At the 1/8/14 meeting, the SCHC endorsed DBH's recommendation to adopt the MND and grant an option and extension of the lease term, which was heard and approved by the Boar on 2/4/14. Regulatory DCB conceptual approval obtained on 8/21/13. MND public review period from 12/19/13 through 1/20/14. On 2/4/14, the BOS adopted MND. Final DCB review anticipated date is 6/18/14.	
7	15 AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-parking space garage	Massing Six buildings up to 5 stories and 70' high Parking All parking to be provided on site within new 1,271-space parking garage.	Proprietary The Board of Supervisors approved the assignment of the lease on December 17, 2013. The sale/assignment closed on 1/30/14. Regulatory DCB conceptual approval on 2/17/00. On 12/6/00 project obtained CDP/CUP/Parking Permit/Variance No. 98-134 from DRP. On 2/13/01 CCC determined that appeal failed to raise substantial issue. On 10/9/01 the CCC issued permit No. 5-01-0143 for 241-slip marina. Original DCB approval on 2/21/02 and 3/21/02. On 2/19/14, DCB approved final redesign of project.	
8	21 Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 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	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	Proprietary Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement. 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 the appeal of the BOS 10/17/11 determination and the approval was final. Final DCB approval granted on 4/18/12. Construction started February 10, 2014.	
9	28 Mariners Bay	Cathleen Hayes	* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities	Massing Seven buildings up to 3 stories high Parking Existing subterranean parking structure contains 947 parking spaces.	Proprietary The lessee initialed a term sheet in August 2013. Regulatory DCB conceptual approval obtained on 11/20/13.	
13	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,760 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	Massing Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed Parking 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces ar required)	Proprietary The lessee initialed a term sheet in May 2013. 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. Conceptual project approved by DCB on 7/16/13. DEIR filed with DRP in March 2014, Public Review anticipated in summer 2014.	Shared Parking Agreement No Variance proposed
14	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 5/14/13. An extension to the Option was approved at the 11/12/13 BOS meeting. Regulatory DCB review continued on March 2007, project denied on May 2007. DRP application filed December 2008. 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 schedule 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. Project was approved by RPC on 4/24/13.	Variance for reduced setbacks and Architectural Guidelines requiring tha structures beat least 15 ft. from bulkhead
15	53 The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	Massing One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. Parking Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary On 11/6/2012 the Lessee initialed a term sheet for an extension of the leasehold. Regulatory DCB conceptual approval obtained on 8/21/13.	
16	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. Screen check DEIR in review. Lessee has indicated intent to submit a revised project.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
1	113 Mariner's Village	Michael Sondermann	* Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities	Massing Thirty existing buildings varying from 1 to 4 stories high Parking Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary A term sheet was initialed 9/23/2013 to create the economic terms of a lease extension. Regulatory EIR Scoping meeting held on 12/10/13. NOP for EIR public review from 11/19/13 through 12/19/13. On 3/26/14, DCB denied the conceptual design proposal and asked that the applican return for review.	t
10	147 (OT) Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accommodation 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. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement. 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. The BOS approved the project on 06/12/12.	.,
2	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 465 spaces.	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 and still on schedule to complete the project in early 2016.	No Variance proposed
3	8 Avalon Bay	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. Renovation project is currently under construction, anticipated completion July 2014.	
12	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. On 8/29/13 BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years at Parcel 42. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW. Regulatory 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 Renovation began August 2013. Dock replacement will be phased during a 5-year period beginning late 2014.	
11	125 Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Waterfront promenade of varying widths from 12 to 20 feet and fire access improvements with new pavers, railing, landscape, ADA restroom and pedestrial amenities.	Massing Expansion of existing boater restroom is 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 docks is anticipated from January 2013 through June 2014. Final promenade improvements approved by DCB on 8/21/13. On 4/2/14, RPC approved CDP to expand boaters' restroom and public promenade improvements.	



Project Status Report - Key Map





Los Angeles County Department of Beaches and Harbors, Planning Division.

Mar-14		18-25			26-30			31-35			36-40		4	41-45			16-50			51+		TOTAL	TOTAL	%	DOIUBLES	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	TTL including OFF LINE
P7	0	8	0.00%	3	80	3.75%	3	44	6.82%	6	42	14.29%	2	12	16.67%	0	7	0.00%	0	21	0.00%	14	214						
P8	1	15	6.67%	12	48	25.00%	39	82	47.56%	13	38	34.21%	2	16	12.50%	0	7	0.00%	0	1	0.00%	67	207						
P10	1	12	8.33%	1	126	0.79%	0	22	0.00%	0	20	0.00%	0	0		0	0		0	0		2	180						
P12	0	0		0	0		1	30	3.33%	1	53	1.89%	8	58	13.79%	1	44	2.27%	0	31	0.00%	11	216						
P13	0	0		0	3	0.00%	1	33	3.03%	0	70	0.00%	0	36	0.00%	1	36	2.78%	1	8	12.50%	3	186						
P15	35	106	33.02%	14	32	43.75%	16	40	40.00%	8	20	40.00%	10	20	50.00%	16		88.89%	0	0		99	236						
P18	41	198	20.71%	15	68	20.59%	5	41	12.20%	4	39		2	26	7.69%	3	18	16.67%	1	34	2.94%	71			6		1		
P20	13	42	30.95%	9	59	10.17%	2	21	9.52%	1	9	11.11%	0	8	0.00%	0	0		0	0		25	139				3		
P21	72	121	52.89%	13	51	25.49%	0	0		3	10	30.00%	0	0		0	0		0	0		88			32	8			
P28	0	0		54	182	29.67%	7	100	7.00%	10	82	12.20%	0	0		0	9	0.00%	0	2	0.00%	71	375						
P30	0	8	0.00%	5	70	1.43%	4	51	5.88%	0	34	0.00%	0	26	0.00%	1	51	1.96%	2	55	0.00%	12	_00		1	2	5		
P41	9	90	10.00%	5	24	20.83%	4	34	11.76%	0	0		0	0		0	0		0	0		18	148						
P43	54	109	49.54%	43	120	35.83%	14	70	20.00%	6	36	16.67%	0	0		0	10	0.00%	1	4	25.00%	118							
P44(45)	130	269	47.96%	3	51	5.88%	1	71	1.41%	0	0		0	0		0	0		0	0		134	391		114	1			
P47	25	53	47.17%	34		39.51%	15	29	44.83%	4	6	33.33%	0	1	0.00%	0	1	0.00%	0	0		78	171				6		
P53	1	34	2.94%	2	23	8.70%	1	37	2.70%	0	9	0.00%	0	0		0	0		0	0		4	103						
P54	0	0		1	3	33.33%	0	0		6	24	16.67%	0	6	0.00%	0	7	0.00%	1	14	7.14%	8	54		5	2			
P111	1	20	5.00%	1	27	3.70%	0	2	0.00%	0	15	0.00%	0	0		0	8	0.00%	4	39	10.26%	6	111		1				
P112	2	100	2.00%	0	0	10.000/	1	11	9.09%	1	24	4.17%	0	0	0.000/	0	0	0.000/	4	40	10.00%	8	175					-	
P125I	8	24	33.33%	7	46	10.00%	8	61	13.11%	5	58	7.35%	0	22	0.00%	0	9	0.00%	1	4	25.00%	29	224		1	ļ.,		61	
P132	4	29	10.34%	0	3	0.00%	6	69	7.25%	3	58	5.17%	3	45	6.67%	0	39	0.00%	0	20	0.00%	16	263			1	1		
Grand Total	397	1238	32.1%	222	1097	20.2%	128	848	15.1%	71	647	11.0%	27	276	9.8%	22	264	8.3%	15	273	5.5%	882	4643	19.0%	160	14	16	61	4704

Summation
Vacancy in 18'-25'
Vacancy in 26'-30'
Vacancy in 31'-35'
Vacancy in 36'-40'
Vacancy in 41'-45'
Vacancy in 46' to 50'
Vacancy in 51' and over 32.1% 20.2% 15.1% 11.0% 8.3% 5.5%

19.0% **Total Vacancy**

Vacancy w/o DOUBLES, OUT OF SERVICE and OFF LINE slips

16.03%

Apr-14		18-25			26-30		;	31-35			36-40			41-45			46-50			51+		TOTAL	TOTAL	%	DOIUBLES	DOUBLES	NON-DBL		
Marina	VAC	AVAIL	%VAC	VACANT	AVAILABLE	VACANT	VACANT	OUT OF SERVICE	OUT OF SERVICE	TTL OFF LINE	TTL including OFF LINE																		
P7	0	8	0.0%	8	80	10.0%	6	44	13.6%	6	42	14.3%	2	12	16.7%	0	7	0.0%	0	21	0.0%	22	214	10.3%					
P8	1	15	6.7%	8	48	16.7%	36	82	43.9%	12	38	31.6%	2	16	12.5%	0	7	0.0%	0	1	0.0%	59							
P10	1	12	8.3%	6	126	4.8%	1	22	4.5%	0	20	0.0%	0	0		0	0		0	0		8	180						
P12	0	0		0	0		1	30	3.3%	1	53	1.9%	6	58	10.3%	0	44	0.0%	0	31	0.0%	8	216						
P13	0	0		0	3	0.0%	0	33	0.0%	0	70	0.0%	0	36	0.0%	0	36	0.0%	2	8	25.0%	2	186						
P15	46	106	43.4%	18	32	56.3%	20	40	50.0%	11	20	55.0%	11	20	55.0%	16	18	88.9%	0	0		122	236						
P18	41	198	20.7%	15	68	20.6%	5	41	12.2%	4	39	10.3%	2	26	7.7%	3	18	16.7%	1	34	2.9%	71			6		1		
P20	12	42	28.6%	9	59	10.2%	2	21	9.5%	1	9	11.1%	0	8	0.0%	0	0		0	0		24					3		
P21	72	121	52.9%	13	51	25.5%	0	0		3	10	30.0%	0	0		0	0		0	0		88			32	8			
P28	0	0		53	182	29.1%	8	100	8.0%	10	82	12.2%	0	0		0	9	0.0%	0	2	0.0%	71	010						
P30	0	8	0.0%	4	70	0.0%	3	51	3.9%	0	34	0.0%	0	26	0.0%	1	51	2.0%	2	55	0.0%	10	295		1	2	5		
P41	9	90	10.0%	5	24	20.8%	4	34	11.8%	0	0		0	0		0	0		0	0		18	148						
P43	57	109	52.3%	41	120	34.2%	14	70	20.0%	8	36	22.2%	0	0		0	10	0.0%	1	4	25.0%	121							
P44(45)	121	269	44.6%	2	51	3.9%	1	71	1.4%	0	0		0	0		0	0		0	0		124			107	1			
P47	25	53	47.2%	36		42.0%	15	29	44.8%	4	6	33.3%	0	1	0.0%	0	1	0.0%	0	0		80					6		
P53	1	34	2.9%	0	23	0.0%	2	37	5.4%	0	9	0.0%	0	0		0	0		0	0		3	103						
P54	0	0		0	3	0.0%	0	0		6	24	16.7%	1	6	16.7%	0	7	0.0%	1	14	7.170	8	54		5	2			
P111	0	20	0.0%	1	27	3.7%	0	2	0.0%	0	15	0.0%	0	0		0	8	0.0%	3	39	7.7%	4	111		1				
P112	6	100	6.0%	0	0		1	11	9.1%	0	24	0.0%	0	0		0	0		1	40	2.5%	8	175						
P125I	9	24	37.5%	7	46	10.0%	13	64	20.3%	8	60	13.3%	4	27	14.8%	9	17	52.9%	16	20	80.0%	66						24	
P132	4	29	10.3%	0	3	0.0%	6	68	7.4%	9	58	13.8%	3	45	6.7%	0	39	0.0%	0	20	0.0%	22				2	1		
Grand Total	405	1238	32.7%	226	1097	20.6%	138	850	16.2%	83	649	12.8%	31	281	11.0%	29	272	10.7%	27	289	9.3%	939	4676	20.1%	152	15	16	24	4700

Summation
Vacancy in 18'-25'
Vacancy in 26'-30'
Vacancy in 31'-35'
Vacancy in 36'-40'
Vacancy in 41'-45'
Vacancy in 46' to 50'
Vacancy in 51' and over 32.7% 20.6% 16.2% 12.8% 11.0% 10.7% 9.3%

20.1% **Total Vacancy**

Vacancy w/o DOUBLES, OUT OF SERVICE and OFF LINE slips

17.9%

Alexandra Nguyen-Rivera Department of Beaches & Harbors Los Angeles County

Subject: P44- High Vacancy

Dear Alexandra,

In lieu of your latest inquiry re the high percentage of vacancy on Pier 44, please find below some facts about our slips and its current conditions. We have a total of 391 slips; breakdown as follows:

Slip Length (ft)	Available Slips
20	14
21	2
22	8
24	230
25	15
27	1
28	12
30	38
32	4
34	30
35	37
	391

Out of 391 slips, 269 boat slip are sizes 25 and smaller; which 214 are double slips. Double slips became more undesirable to boaters due to the following reasons:

- The width configuration of double slips (approximately 15' to 16') had caused accidents and hassles to most boaters; only two (2) skinny boats or personal watercrafts can fit on double slips. Once one side is rented, the other half becomes undesirable.
- Newer boats became wider; boats don't have extra room on each side of the finger. Frequent
 complaints were scratches on their hull whenever the boat rubs against the fascia of the finger
 or with the other boat beside it.
- Since 2007, small boat owners moved their boats to dry storage for financial reasons (dry storage is less expensive than a slip).

In our best effort to fill up our smaller slips, we offer promotions and advertisement on local newspaper and on our website www. Pier44marina.net. Please find attached our 2014 offer/ promotion and newspaper Ad with Schedule.

Please let me know if you have any other questions regarding this matter.

Sincerely, Jun Dolor Dockmaster

Pier 44 Marina 2014 Advertising Proposal: The Argonaut newspaper

Apr 17, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Apr 17, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
May 1, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
May 8, 2014	Marinafest	1/8th page	COLOR	\$225	3.85" wide x 3.00" tall
May 15, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
May 22, 2014	Summer Guide	1/4 page	COLOR	\$225	3.5" wide x 4.5" tall
May 29, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Jun 5, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Jun 12, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Jun 19, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Jun 26, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Jul 3, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Jul 10, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Jul 17, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Jul 24, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Jul 31, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Aug 7, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Aug 14, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Aug 21, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall
Aug 28, 2014	news	1/5th page	B&W	\$225	3.85" wide x 6.125" tall

PIER 44 MARINA

BOAT SLIPS • DRY BOAT STORAGE

MARINE OFFICE SPACE

Great Central Marina del Rey Location. Walk to Restaurants, Shopping, and Parks. Laundry and Ample Parking for Boaters and Guests

as low as

Z45

per month 24' and smaller

nd

IDST MO

FREE

4637 Admiralty Way, Marina del Rey **310-823-4593**

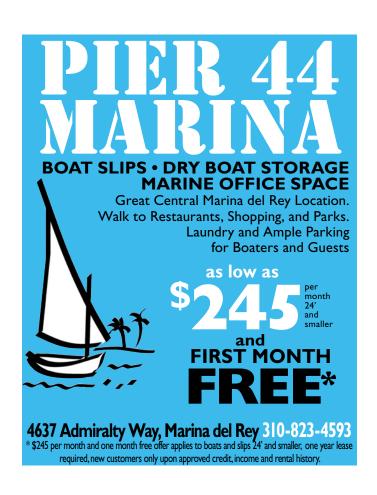
*\$245 per month and one month free offer applies to boats and slips 24' and smaller, one year lease required, new customers only upon approved credit, income and rental history.



CUSTOMER AD PROOF

5-22-14 SG For the issue dated

Phone (310) 822-1629 Advertising fax (310) 822-2089



CHECK LIST

phone number is correct

address is correct

expiration date is correct

☐ OK to run

Signature

Date

□ OK to run with correction

FINAL deadlines: Classified ads - Noon. Tuesdays. All others 9 a.m. Wednesdays. By signing this proof you are also giving permission for The Argonaut to fax information related to your account or other business with The Argonaut. This permission applies to any of your fax numbers.

Mar-14	J.r.de ^d	Constitution Net A	digitale 10 th	Tuda oo o	tolig (1)	THE ENDS
25' & Less	ĺ	<u> </u>				
Number of Slips		1238	4643	27%	16%	
26'-30' Number of Slips	24	1097	4643	24%	19%	
radificer of Slips	24	1031	7043	2470	1370	
30'-35']					
Number of Slips	24	1710	4643	37%	18%	

Notes 4761 - pre-construction number of slips

Apr-14	under	Constitution Net A	adiable TOTAL	, there olo de	Of R. Milli	
25' & Less						
Number of Slips		1238	4676	26%	16%	
26'-30'						
Number of Slips	24	1097	4676	23%	19%	
	_					
30'-35'						
Number of Slips	24	1712	4676	37%	18%	

<u>Notes</u>

4761 - pre-construction number of slips