

SMALL CRAFT HARBOR COMMISSION AGENDA March 11, 2015 10:00 A.M.

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



Audio

1. (1) CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. (1) APPROVAL OF MINUTES

Small Craft Harbor Commission Meeting of January 14, 2015.

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. **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)

(ii) c. Marina Boating Section Report

(VERBAL REPORT)

6. OLD BUSINESS

a. Fisherman's Village Update (Parcel 56)

(PRESENTATION)

7. **NEW BUSINESS**

a. Regulatory Permitting Process (PRESENTATION)
b. Commercial Uses Rent Adjustment for Parcel 125I (ACTION ITEM)

Small Craft Harbor Commission Agenda for March 11, 2015 Page 2 of 2

8. **M** 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 Dual Force Main Project Update
- Redevelopment Project Status Report
- Design Control Board Minutes
- Marina del Rey Slip Report
- California Coastal Commission Slip Report
- Fisherman's Village Progress Report
- Marina del Rey 18-inch Waterline Replacement Phase IIIB

9. ADJOURNMENT

PLEASE NOTE

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

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

Department of Beaches and Harbors

Administration Building

13837 Fiji Way

Marina del Rey, CA 90292

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
Marina del Rey, CA 90292

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

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

ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9538 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA Coordinator may be reached by email at rstassi@bh.lacounty.gov.

SMALL CRAFT HARBOR COMMISSION MINUTES January 14, 2015

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

Department of Beaches and Harbors:; Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Linda Phan, Real Property Agent II; Charlotte Miyamoto, Chief of Planning Division; Michael Tripp, Planning Specialist; Maral Tashjian, Planner; Carol Baker, Chief of Community and Marketing Services Division

County: Amy Caves, Senior Deputy County Counsel; Deputy Richard Godfrey, Sheriff's Department

Chair Rifkin called the meeting to order at 10:03 a.m. followed by the Pledge of Allegiance led by David Raybould, and read the Commission's policy on public comments.

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

Ayes: 4 - Chair Rifkin, Vice Chair Alfieri, Mr. Lesser, Mr. Lumian

Item 3 - Communication from the Public:

Public Comment: None

Item 4 - Communication with the Commissioners

Vice Chair Alfieri wished everyone a happy new year.

Commissioner Lesser reported his meeting with Dawn Michelle Wilson, the consultant working on the Marina del Rey 50th anniversary celebration.

Chair Rifkin and Vice Chair Alfieri reported their attendance at the Annual Boat Parade and expressed their appreciation to the committee and volunteers.

Item 5a - Marina Sheriff

Sheriff Deputy Richard Godfrey presented the Crime Stats and Liveaboard stats reports.

Item 5b - Marina del Rey and Beach Special Events

Ms. Baker announced the Boat Parade was a success, that the Board of Supervisors will present a scroll to Marina del Rey for the 50th anniversary celebration, and mentioned the preparations for the three-day Los Angeles Marina Fest. She noted the Los Angeles Boat Show is scheduled for February 19, 2015 through February 21, 2015.

Item 5c - Marina Boating Section Report

Ms. Baker reported the Anchorage 47's waterside construction is scheduled to commence at the end of summer.

Commissioner Lumian inquired about Debra Talbot's status as the head of the Boating Section.

Ms. Baker replied that she is unable to discuss the current personnel process.

Public Comment: Captain Alex Balian spoke about his disappointment with the Boating Section's lack of service.

Chair Rifkin asked Mr. Ladewig about having someone available to answer Boating Section inquiries from the public.

Mr. Ladewig replied that he would research the matter and provide a response.

Commissioner Lesser suggested that staff create a Boating Section plan, and present it at the next meeting.

Item 6a – Update On The Marina Del Rey Toxics Total Maximum Daily Load (TMDL)

Ms. Hoan Tang spoke in detail about the TMDL background issues, study objectives, study design and schedule.

Public Comment: Captain Alex Bailian inquired about the quarterly reports and if boaters are currently banned from using copper paint.

Public Comment: Shena Koeng expressed her concerns about Marina (Mothers') Beach's water quality.

Commissioner Lesser requested that Ms. Tang address the public's inquiries.

Ms. Tang replied that when she mentioned quarterly, she was referring to the quarterly meetings and not reports. She stated that there are no reports required to be submitted and that there will be a work plan developed and accessible via a website, which will be launched for access by the public. Regarding the copper paint, she said that the studies will be a way to identify where the copper is coming from, which is unknown at the moment.

Ms. Miyamoto added that at the moment boaters are able to use any type of paint they choose. The requirement in the existing TMDL calls for a reduction of copper discharging into the water by 85%. But with the studies, the hope is that the requirement will change. She added that the department will return to the Regional Board and State Board with the study findings and hope the numbers will change. There is a March 2024 deadline to reach the 85% reduction. Up until that time, boaters will have to decide as to what they want to do regarding the paints. She also mentioned that the department is working with researchers on this issue and having a workshop on Feb. 7th for hull paint maintenance, which will provide non-toxic paint alternatives and other information.

Commissioner Lumian inquired about the amount of funding available to conduct the studies and how it will be allocated.

Ms. Tang replied that there are two studies, the first study is on the sediments and cost approximately \$500,000 and the second is a copper study which will cost approximately \$800,000.

Commissioner Lumian mentioned about the San Francisco Bay Area site specific study, which helped them to avoid the TMDL requirements being imposed. He asked if that is what the County would like to pursue.

Ms. Tang answered affirmatively

Commissioner Lumian asked about the agencies and companies that were involved in the San Francisco study. He also inquired about the difference of the approach and methods between the San Francisco study and the study that the County is pursuing.

Ms. Tang replied that they will be looking at what was done in the past and they are very confident with the two groups they currently have on board.

Chair Rifkin suggested a study on the economic impacts of the TMDL requirements and asked if there are any efforts to further research on this issue.

Ms. Miyamoto replied that she had a conversation with Gary Jones, the director of Beaches and Harbors, about this issue. And the Department is looking into a grant that would help defray the cost of stripping the copper from existing hull paints.

Chair Rifkin stated that he looks forward to further reports on the topic and inquired if the scope of work addresses the source of the pollutants.

Ms. Tang replied that the Stressor ID study is aimed to isolate and find out what are the sources.

Vice Chair Alfieri asked if the grant being sought after is a federal grant.

Ms. Miyamoto stated that it is a federal grant. However, the first application submitted was not accepted, so the Department is reviewing the process and preparing for resubmitting the application this year.

Item 6b - Revised 2015 Commission Meeting Schedule

Steve Penn noted that the revised meeting schedule reflects November's meeting change due to the Veterans Day Holiday from Wednesday, November 11, 2015, to Tuesday, November 10, 2015.

Commissioner Lesser motioned to approve the schedule; seconded by Vice Chair Alfieri, motion carried.

Ayes: 4 - Chair Rifkin, Vice Chair Alfieri, Mr. Lesser, and Mr. Lumian

Item 6c - Proposed Letter To The Office of the Mayor Requesting Alternative Traffic Management (Venice Dual Force Main Project)

Chair Rifkin suggested including a sentence that appoints a staff member of the Department of Beaches and Harbors as the point of contact and suggested the letter should copy all members of the Board of Supervisors, LA City Councilman, Michael Bonin. Commissioner Lumian suggested changing the word "feeling" in paragraph three to "concerns".

Commissioner Lumian motioned to approve the letter as amended; seconded by Commissioner Lesser, motion carried.

Ayes: 4 - Chair Rifkin, Vice Chair Alfieri, Mr. Lesser, and Mr. Lumian

Commissioner Lumian asked if the letter will be available for submittal at the hearing scheduled for January 21st.

Ms. Caves stated that it could be submitted as part of the record at the hearing, if the Commissioners would like to make a formal motion.

Public Comment: Tim Riley expressed his support of the Commission's letter and mentioned that they will be submitting their own letter to the City of Los Angeles and will attend the meeting as well.

Commissioner Lumian motioned for staff to submit the letter as part of the record to the hearing on Jan 21, 2015; seconded by Vice Chair Alfieri, motion carried.

Ayes: 4 - Chair Rifkin, Vice Chair Alfieri, Mr. Lesser, and Mr. Lumian

Item 7a – Review of Mitigated Negative Declaration and Approval of Assignment of Lease and Option to Amend Lease Agreement to Facilitate Redevelopment at Parcel 28 (Mariners Bay Apartments and Docks)

Mr. Geisinger presented the project's staff report.

Luis Ruiz presented photos of the existing conditions of the project and drawings of the proposed changes.

Aaron Clark mentioned that the applicant will spend approximately \$44,000,000 on this project; the docks will begin construction after the landside portion of the project is completed. He mentioned that they conducted a tenant outreach meeting. And he further stated that there will be some landscape removal due to dying trees, which will comply with the County's policies.

Public Comment: Shana Koeng expressed concern about the removal of the mature oak trees and about the dust, debris, and asbestos due to construction.

Public Comment: Marianne Tauber expressed concerns about the conversion of the clubhouse into a community area and also suggested powering the pool area with solar energy.

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Public Comment: Dick Meystre inquired about the implementation of the earthquake code standards during the renovation of the project.

Public Comment: Tim O'Brien, representative of Mariners Bay Company, stated that they are hiring Mike Rovner Construction, who is familiar with the rules and regulations required by the regulatory agencies.

Public Comment: Captain Alex Balian expressed his concern about the development encroaching into the waterways.

Commissioner Lesser asked the applicant to address the inquiries and concerns that the public expressed.

Aaron Clark replied that the project will not encroach into the waterways.

Chair Rifkin inquired about the dock replacement.

Aaron Clark replied that it is a separate permitting process through the Coastal Commission.

Chair Rifkin asked if there will be a displacement plan when the dock goes through renovations.

Aaron Clark replied affirmatively that it is required by the Local Coastal Program (LCP).

Mr. Penn stated that the recommendation being presented to the Commission is to endorse the Director's recommendation to grant the option agreement to the lessee, who will then have the right to exercise the option once the entitlement process is completed. Which means they must go before the Coastal Commission for the dock replacement project. At that point the Coastal Commission would require a displacement plan along with other conditions.

Commissioner Lesser requested that the other inquiries be addressed.

Vice Chair Alfieri asked the applicant if the project consists of cosmetic changes or any structural changes.

Dave Grun from Mike Rovner Construction replied that there is some structural work, and it has been addressed by the structural engineer.

Commissioner Rifkin asked if that will require the buildings to be in compliance with the state earthquake building codes.

Ms. Gutierrez added that when this project goes forward, they will have to apply for a site plan review with the Department of Regional Planning (DRP) which will be circulated to other departments including Department of Public Works (DPW) and they will set conditions based on the proposed work for the renovation.

Commissioner Lesser asked if that includes saving as many trees as possible and deal with any asbestos issues, etc.

Ms. Gutierrez replied affirmatively, and stated that the asbestos issue is addressed in the draft Mitigated Negative Declaration (MND) which does say that they must adhere to the SCAQMD for asbestos removal. DPW, Building and Safety will address issues such as structural improvement and any code requirements for building improvements. Saving the trees is also addressed in the draft MND that they will adhere to the County policies.

Commissioner Lumian asked if the length of the dock slips and the number will remain the same.

Tim O'Brien replied that they have two options, one being 36-ft in length and the other is 33.8-ft in length, they will decide after acquisition. The number of slips may be reduced, currently there are 392, the option with the longer length would be reduced to 353, and the alternate plan would be 314 which would result in a larger slip size.

Commissioner Lumian asked about the amenities and for the size of the proposed community room.

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Tim O'Brein replied that he did not have that information and stated that the bike depot will be managed by the onsite manager.

Commissioner Lumian inquired about the percentage rent calculations and the term of the lease.

Tim O'Brein replied that the percentage rent is being calculated differently.

Commissioner Lesser asked staff for further explanation regarding the "Participation in sales/re-financing proceeds".

Ira Walden explained that the provision is to limit County's participation fee to the entire amount of the lessee's profit.

Chair Rifkin requested that the staff report specifically state the compliance of the Visioning Process and the LCP, and expressed his support of the project.

Commissioner Lumian motioned for approval of the recommendations to the Board of Supervisors; seconded by Commissioner Lesser, motion carried.

Ayes: 4 - Chair Rifkin, Vice Chair Alfieri, Mr. Lesser, and Mr. Lumian

Item 7b - Summary of 2014 Small Craft Harbor Commission Meeting Agenda Items

Mr. Penn presented the staff report.

Commissioner Lumian thanked staff for their support.

Public Comment: None

Item 7c - Election of Commission Officers

Chair Rifkin stated that he has served as Chair for two consecutive years and is termed out per the Commission Rules.

Commissioner Lesser motioned to elect Commissioner Lumian as Chairman; seconded by Vice Chair Alfieri, motion carried.

Ayes: 4 - Chair Rifkin, Vice Chair Alfieri, Mr. Lesser, and Mr. Lumian

Commissioner Lesser motioned to re-elect Vice Chair Alfieri as Vice Chair; seconded by Commissioner Lumian, motion carried.

Ayes: 4 - Chair Rifkin, Vice Chair Alfieri, Mr. Lesser, and Mr. Lumian

Item 8 - Staff Reports

Mr. Penn provided the staff reports on Ongoing Activities.

Commissioner Lesser inquired about the timing of the Boat Central Project (Parcel 52&GG).

Mr. Penn replied that the Coastal Commission approved the project with conditions. And once the conditions are cleared, the next step will be to submit for the building and safety approvals, which is part of the entitlement process.

Commissioner Lumian asked about County's ordinances on short-term rentals and if there were any complaints in Marina del Rev.

Mr. Penn replied that he is not aware of any complaints about this matter. He added that according to the lease agreement, it's up to the lessee on how they are going to advertise the rental of their residential units.

January 14, 2015 Page 6 of 6

The county does not have any rules and regulations against vacation rentals/short term rentals as long as there are no illegal activities.

Ms. Cave added that she has heard about complaints regarding boats in the County anchorage, which are governed by their slip agreements. And such usage has been determined to be impermissible. So the County is addressing them through contractual remedies. But in terms of County policy concerning this issue, there is none.

Chair Rifkin thanked staff for their support during his time as chair.

Commissioner Lesser motioned to adjourn the meeting, seconded by Vice Chair Alfieri, motion carried.

Ayes: 4 - Chair Rifkin, Vice Chair Alfieri, Mr. Lesser, and Mr. Lumian

Adjournment

Chair Rifkin adjourned the meeting at 11:48 a.m.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION PART 1 CRIMES JANUARY 2015



	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											0
Rape											0
Robbery: Weapon								1	1		2
Robbery: Strong-Arm							1				1
Aggravated Assault							1	1	2		4
Burglary: Residence							5	3			8
Burglary: Other Structure	1	1							2		4
Grand Theft											0
Grand Theft Auto	1						1	1	1		4
Arson											0
Boat Theft											0
Vehicle Burglary	5					1	1		5	1	13
Boat Burglary											0
Petty Theft	11	5					4	5	1	1	27
REPORTING DISTRICTS	18	6	0	0	0	1	13	11	12	2	63
TOTALS			•			•			· -	_	

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

Source- LARCIS, **Date Prepared February 04, 2014** CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION

PART 2 CRIMES - JANUARY 2015





Community	Upper	Lower
Advisory	Ladera	Ladera
Committee	2764	2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		1
Aggravated Assault		1
Burglary: Residence		5
Burglary: Other Structure		
Grand Theft		
Grand Theft Auto		1
Arson		
Boat Theft		
Vehicle Burglary		1
Boat Burglary		
Petty Theft		4
Total	0	13

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

Source- LARCIS, **Date Prepared February 04, 2015** CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- JANUARY 2015





	MARINA AREA	EAST END
	(RD'S 2760-	(RD'S 2764-
Part I Crimes	2763)	2768)
Homicide		
Rape		
Robbery: Weapon		2
Robbery: Strong-Arm		1
Aggravated Assault		4
Burglary: Residence		8
Burglary: Other Structure	2	2
Grand Theft		
Grand Theft Auto	1	3
Arson		
Boat Theft		
Vehicle Burglary	5	7
Boat Burglary		
Petty Theft	16	10
Total	24	37

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

Source- LARCIS, **Date Prepared – February 04, 2015** CRIME INFORMATION REPORT - OPTION 5A



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION PART 1 CRIMES FEBRUARY 2015



	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											0
Rape	1										1
Robbery: Weapon											0
Robbery: Strong-Arm								1			1
Aggravated Assault									1		1
Burglary: Residence	2				1		3	10	11		27
Burglary: Other Structure	1										1
Grand Theft	7								3		10
Grand Theft Auto	5							2	1		8
Arson											0
Boat Theft											0
Vehicle Burglary	5				1			1	3		10
Boat Burglary				1							1
Petty Theft	6	3			1	1	3		4		18
REPORTING		_	_		_	_	_			_	
DISTRICTS TOTALS	27	3	0	1	3	1	6	14	23	0	78

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

Source- LARCIS, **Date Prepared March 03, 2015** CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION

PART 2 CRIMES - FEBRUARY 2015





Community	Upper	Lower
Advisory	Ladera	Ladera
Committee	2764	2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault		
Burglary: Residence	1	3
Burglary: Other Structure		
Grand Theft		
Grand Theft Auto		
Arson		
Boat Theft		
Vehicle Burglary	1	
Boat Burglary		
Petty Theft	1	3
Total	3	6

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

Source- LARCIS, **Date Prepared March 03, 2015** CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- FEBRUARY 2015





	MARINA AREA	EAST END
	(RD'S 2760-	(RD'S 2764-
	2763)	•
Part I Crimes	2103)	2768)
Homicide		
Rape	1	
Robbery: Weapon		
Robbery: Strong-Arm		1
Aggravated Assault		1
Burglary: Residence	2	25
Burglary: Other Structure	1	
Grand Theft	7	3
Grand Theft Auto	5	3
Arson		
Boat Theft		
Vehicle Burglary	5	5
Boat Burglary	1	
Petty Theft	9	9
Total	31	47

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

Source- LARCIS, **Date Prepared – March 03, 2015** CRIME INFORMATION REPORT - OPTION 5A



MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2015



Liveaboai	Liveaboard Permits Issued		
	January	February	
New permits Issued:	7	5	
Renewal Issued:	16	17	
Total:	23	22	
Notices to Comply Issued:	6	24	

Totals:	January	February			
Liveaboard:	291	284			
Current Permits:	276	271			
Expired Permits:	11	11			
No Permits:	5	2			
Total reported vessels in Marina del Rey Harbor: 3998					
Percentage of vessels that are registered liveaboards 7.10					
Number of currently impounded vessel:					



Gary Jones

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

Brock Ladewig Deputy Director

March 5, 2015

TO:

Small Craft Harbor Commission

FROM:

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

MARINA DEL REY 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 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 Beginning March 11, 2015 Wednesdays 5:15 p.m. - 6:15 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

Small Craft Harbor Commission Marina del Rey Special Events March 5, 2015 Page 2

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 10 minutes.

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

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

13755 Fiji Way ♦ Marina del Rey Sponsored by Pacific Ocean Management, LLC All concerts are from 1:00 p.m. – 4:00 p.m.

> Saturday, March 7th Shades, playing R&B

Susie Hansen's Latin Jazz, playing Latin Jazz

Saturday, March 14th Charongoa, playing Cuban

Sunday, March 15th
Jimi Nelson & The Drifting Cowboys, playing Country

Saturday, March 21st
Bob DeSena, playing Latin Jazz

Sunday, March 22nd 2Azz1, playing Jazz Funk

Saturday, March 28th Upstream, playing Reggae

Sunday, March 29th
Brasil Brazil, playing Samba/Bossa

Small Craft Harbor Commission Marina del Rey Special Events March 5, 2015 Page 3

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

BIRDWATCHING

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey March 26, May 28, 2015, 4:00 p.m. – 6:00 p.m. April 30 and June 25, 2015, 9:00 a.m. – 11:00 a.m.

The Department is sponsoring a FREE two-hour excursion through the Ballona Wetlands, with visits to sites of the Great Blue Heron and Black Crowned Night Heron. You will also get to visit the shoreline habitat to observe Sandpipers, Long-Billed Curlews, Willets, and Western Snowy Plovers. Don't miss this chance to get acquainted with the lives of our feathered friends who are an integral part of our wonderfully diverse coastal ecosystem! Please bring water, snacks, binoculars, a hat, comfortable clothes and shoes with traction. This activity is geared for adults, but may be attended by children who do not need a car seat or stroller, if accompanied by an adult. Space is limited, so please pre-register by calling (310) 322-6951.

A County van is available to pick up participants ½ hour before the program start time:

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

For more information: Call (310) 322-6951

SPRING BREAK YOUTH CAMP

Burton Chace Park ◆ Community Room ◆ 13650 Mindanao Way ◆ Marina del Rey
March 30 – April 3, 2015

Monday – Friday, 7:30 a.m. – 6:00 p.m.

\$250 for the week

Ages 6 – 12 years old / Boys & Girls

Registration is open until program is full. Must bring own lunch and snacks.

Burton Chace Park is now offering a week-long Spring Break Youth Camp for children 6-12 years old. Campers will be able to enjoy adventures, new experiences, sports, recreation activities, health & fitness programs, arts & crafts, lawn games, boat rides, field trips, water activities, and much more! ** PARENT MEETING on March 27th at 6:30 p.m. **

To register and for more information: Call (310) 305-9595

Small Craft Harbor Commission Marina del Rey Special Events March 5, 2015 Page 4

MARINA DEL REY'S 50TH BIRTHDAY BASH & LA'S MARINAFEST BOAT SHOW

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey Birthday Bash: April 10, 2015, 5:00 p.m. – 8:45 p.m. MarinaFest: April 11 – 12, 2015, 11:00 a.m. – 5:00 p.m.

2015 marks the celebration of Marina del Rey's golden birthday. To honor this important milestone, the Department and community stakeholders are organizing Marina del Rey's 50^{th} Birthday Bash and LA's MarinaFest Boat Show at Burton Chace Park April $10^{th}-12^{th}$. The celebration is free to the public and will include a live concert by Three Dog Night, a fireworks show over the harbor, an in-water boat show, tall ships, harbor cruises, family fun and much more.

For more information: Visit www.mdr50.com and www.marinadelreymarinafest.com

GJ:CB:rc



Gary Jones Director

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

March 05, 2015

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 6a – LESSEE UPDATE FOR FISHERMAN'S VILLAGE (PARCEL 56)

Item 6a on your agenda is an update on the Fisherman's Village project. The lessee's representative will be present to provide the presentation.

GJ:SP ym



Gary Jones Director

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

Brock Ladewig Deputy Director

March 05, 2015

TO:

Small Craft Harbor Commission

FROM:

SUBJECT: ITEM 7a - REGULATORY PERMITTING PROCESS

Item 7a on your agenda is a presentation on the regulatory permitting process for Marina del Rey leasehold developments.

GJ:SP ym



Gary Jones

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

Brock Ladewig Deputy Director

March 05, 2015

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 7b - APPROVAL OF AMENDMENT NO. 7 TO LEASE NO. 55624

MARINA CITY CLUB (PARCEL 125R AT 4333 ADMIRALTY WAY) MARINA

DEL REY

Item 7b pertains to Lease No. 55624 of Parcel 125R (Marina City Club) and the adjustment of percentage rents for commercial uses on July 30, 2013. Lessee has agreed to amend the County percentage rents of commercial uses on the following percentages of gross receipts: 1) 15% for club dues and initiation fees and 2) 5% from operation of all stores, shops, or boutiques selling items at retail. All other percentage rental rates will be maintained at the current levels. The adjustment is projected to yield an additional rent of \$72,860 over the ten-year period beginning July 30, 2013.

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.

The recommended action will keep County percentage rents at Parcel 125R comparable to other Marina del Rey leaseholds, in fulfillment of the County Strategic Plan Goal No. 1, "Operational Effectiveness/Fiscal Sustainability."

GJ:BL:SP:JT:lp

Attachments

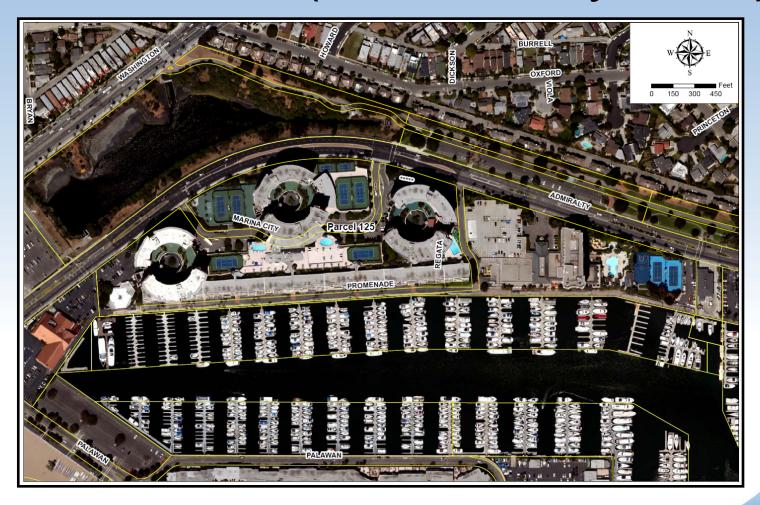
Parcel 125I (Marina City Club) Decennial Rent Adjustment

Small Craft Harbor Commission March 11, 2015

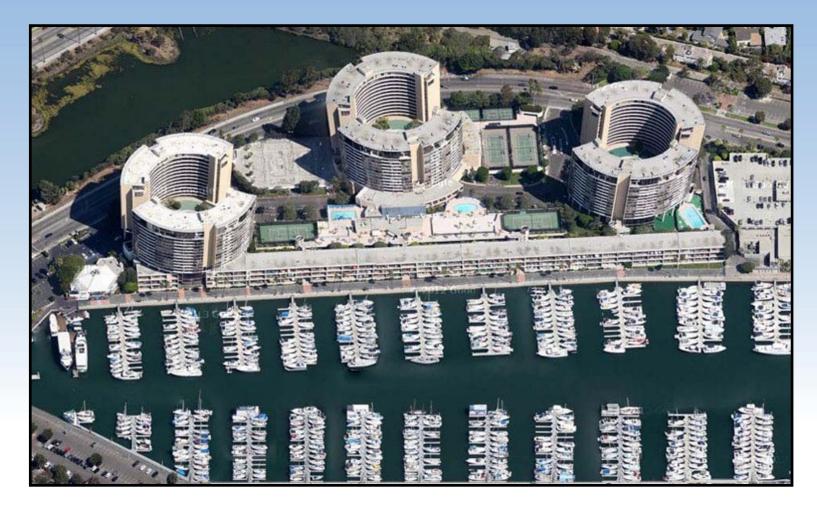


Caring for Your Coast

Parcel 125I (Marina City Club)







- CORPORATE APTS
- CONDOMINIUMS

- MARINA
- PROMENADE



Decennial Rent Adjustment

- Fair-market adjustment every 10 years
- Effective date (retroactive): July 30, 2013
- Market analysis indicates only two adjustments needed:
 - Club Dues, from 6% to 15%
 - Retail, from 2% to 5%



QUESTIONS?

THANK YOU



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. 7 TO LEASE NO. 55624 MARINA CITY CLUB (PARCEL 125R) MARINA DEL REY (FOURTH DISTRICT) (4 VOTES)

SUBJECT

This Board letter requests approval of a Marina del Rey lease amendment for Parcel 125R (Marina City Club) that readjusts the percentage rents.

IT IS RECOMMENDED THAT YOUR BOARD:

- 1. Find that the proposed lease Amendment No. 7 is categorically exempt under the California Environmental Quality Act pursuant to class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines and Section 15301 of the State CEQA Guidelines.
- 2. Approve and instruct the Mayor to sign the attached Amendment No. 7 to Lease No. 55624 pertaining to the readjustment of Percentage Rents for Commercial Uses for the ten-year period ending July 29, 2023.
- Authorize the Interim Chief Executive Officer to implement the readjustment of percentage rents for Commercial Uses. Amendment No. 7 will be effective upon approval by the Board.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Marina del Rey leases provide for the periodic review of leasehold rents to ensure that the percentage rents payable to the County are maintained at current fair market levels.

Amendment No. 7 requires an adjustment of Percentage Rents for Commercial Uses on July 30, 2013 (2013 Rental Adjustment Date) and every tenth anniversary thereafter. Percentage rents for Commercial Uses are adjusted to fair rental value effective as of July 30, 2013.

Amendment No. 7 increases percentage rents as follows: club dues and initiation fees from 6% to 15%; retail sales from 2% to 5%.

Finally, Amendment No. 7 provides for a reconciliation of the rent effective back to the 2013 Rental Adjustment Date and requires payment of any additional rent owed to the County as a result of the rent readjustment.

Implementation of Strategic Plan Goals

The recommended action will keep County percentage rents at Parcel 125R comparable to other Marina del Rey leaseholds, in fulfillment of the Strategic Plan Goal No. 1, "Operational Effectiveness/Fiscal Sustainability."

FISCAL IMPACT/FINANCING

Amendment No. 7 is projected to yield an additional \$7,286 per annum in Fiscal Year 2013-14 and an increase of \$72,860 over the ten-year period beginning July 30, 2013.

Operating Budget Impact

Upon your Board's approval of Amendment No. 7, the Department of Beaches and Harbors will receive \$7,286 in annual increases in leasehold rent revenue. The revenue increase was not budgeted in the Fiscal Year 2013-14 and 2014-15 Final Adopted Budget; therefore, the additional revenue will be accounted for as one-time over-realized revenue. The annual increase received from Fiscal Year 2015-16 through 2023-24 will be subsequently budgeted in the Department's Recommended Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Commonly known as Marina City Club, Parcel 125R improvements consist of 101 corporate apartment units and 278 boat slips on the north side of Basin E in the Marina del Rey Small Craft Harbor. The property is also improved with three high-rise towers containing 600 condominium units, a promenade and certain common area facilities.

This proposed Amendment No. 7 has been approved as to form by County Counsel. At its meeting on March 11, 2015, the Small Craft Harbor Commission ______the Director's recommendation that your Board approve and execute the proposed Amendment.

ENVIRONMENTAL DOCUMENTATION

The proposed Amendment No. 7 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. 7.

CONCLUSION

Please have the Mayor sign all three copies of Amendment No. 7 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 Phan at (310) 301-0300 or lphan@bh.lacounty.gov.

Respectfully submitted,

Gary Jones Director

Attachment (3)

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

GJ:BL:SP:JT:lp

AMENDMENT NO. 7 TO THE SECOND AMENDED AND RESTATED LEASE (IMPROVED PARCEL) NO. 55624

PARCEL NO. 125R-MARINA DEL REY SMALL CRAFT HARBOR

THIS AMENDMENT NO. 7 TO THE SECOND AMENDED AND RESTATE	ED LE	EASE
(IMPROVED PARCEL) NO. 55624 PARCEL NO. 125R - MARINA DEL RI	EY SM	MALL
CRAFT HARBOR (this "Amendment") is dated as of,	2015	(the
"Effective Date").		

BY AND BETWEEN COUNTY OF LOS ANGELES,

Hereinafter referred to as "County",

AND

ESSEX MARINA CITY CLUB, L.P., a California limited partnership, as successor in interest to Marina City Club, L.P., a California limited partnership (f/k/a J.H. Snyder Company), hereinafter referred to as "Lessee."

WITNESSETH:

WHEREAS, County and Lessee's predecessor in interest entered into Lease No. 55624 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 125R, 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, Section 5.10 of said Lease provides that as of July 30, 1993, and as of July 30th of every tenth (10th) year thereafter, all categories of Percentage Rents of Commercial Uses shall be readjusted by Lessee and County in accordance with the standards established in said Section 5.10; and

WHEREAS, the parties hereto have reached agreement with respect to the Percentage Rents for Commercial Uses which are to apply for the ten (10) year period commencing on July 30, 2013 (the "2013 Rental Adjustment Date"); and

WHEREAS, agreement has now been reached on a rate of 15% for subsection 5.08.D(13) which is to apply for the ten (10) year period commencing on 2013 Rental Adjustment Date; and

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby deemed a contractual part hereof, and the mutual agreements, covenants and restrictions contained herein, the parties agree as follows:

HOA.1109367.1

- 1. <u>PERCENTAGE RENTS</u>. Effective as of the 2013 Rental Adjustment Date, Section 5.08.D, subsection 21 is deleted in its entirety and replaced with the following:
- "(21) FIVE PERCENT (5%) of Gross Receipts from the operation of all stores, shops or boutiques selling items at retail."
- 2. For purposes of clarity, the following provision set forth in that certain Second Amendment to the Second Amended and Restated Lease (Improved Parcel) No. 55624 Parcel 125R Marina del Rey dated August 1, 1992, Section 1.01, shall be deleted in its entirety, effective as of the 2013 Rental Adjustment Date:
- "Club Dues and Initiation Fees. Notwithstanding subsection 5.08.D(13) of the Lease, or any other provision of the Lease that may be inconsistent with the percentage rent set forth in this paragraph of the Amendment, the Lessee shall pay percentage rent on the club's dues and initiation fees at the rate of 6%."
- 3. Subsection 5.08.D (13) as stated in the Second Amended and Restated Lease, provides for a percentage rent of 15% on club dues and initiation fees. The herein deletion of Amendment No. 2 Section 1.01 shall effectively increase said percentage rent to 15% from 6%.
- 4. <u>RETROACTIVE RENT AND INTEREST</u>. Lessee shall pay to County, within ten (10) days following the Effective Date, for the period between the 2013 Rental Adjustment Date and the actual date of payment (the "Retroactive Period"), the difference between (i) the actual rents paid by Lessee under the rental rates in effect prior to the effectiveness of this Amendment from the 2013 Rental Adjustment Date to the Effective Date, and (ii) the rents that should have been paid in accordance with the new rental rates as determined.

HOA.1109367.1 2

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment No. 7 to Lease No. 55624 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 on the date first set forth above.

COUNTY:	COUNTY OF LOS ANGELES
	By Michael D. Antonovich Mayor, Board of Supervisors
ATTEST:	LESSEE:
Patrick Ogawa Acting Executive Officer-Clerk of the Board of Supervisors	ESSEX MARINA CITY CLUB, L.P., a California limited partnership
By: Deputy	By: Essex MCC, LLC, a Delaware limited liability company, its general partner By: Essex Portfolio, L.P., a California limited partnership its sole member By: Essex Portfolio Trust, Inc.,
APPROVED AS TO FORM:	by, Essex Fortione Fract, mo.,
MARK J. SALADINO	a Maryland corporation its general partner
County Counsel	By: NA
By: Senior Deputy	



Gary Jones

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

Brock Ladewig Deputy Director

March 05, 2015

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 February 3, 2015, the Board of Supervisors:

- Approved the lease with Harbor Real Estate Limited Partnership for the occupancy of 11,180 square feet of office, warehouse, shop, and yard space, as well as 16 on-site parking spaces at 13555 Fiji Way, Marina Del Rey, for the Sheriff's Department, Fire Department and the Department of Beaches and Harbors, for a maximum first year rental cost of \$635,781.48. The rental costs for Sheriff's and DBH are 100 percent net County costs. The costs for Fire will be funded through Fire's Special District fund.
- Authorized the Internal Services Department to acquire telephone, data, and low voltage systems at a cost not to exceed \$75,000 which will be paid by the Sheriff's Department, Fire Department and the Department of Beaches and Harbors via lump sum payment.
- Authorized the Interim Chief Executive Officer and the Directors of Sheriff's Department, Fire Department, and Department of Beaches and Harbors and Internal Services to implement the project. The lease will be effective upon approval by the Board, but the term and rent will commence upon completion of the improvements by the Landlord and acceptance by the County.

On January 20, 2015, the Board of Supervisors presented a scroll to Gary Jones, Director of Beaches and Harbors, in celebration of Marina del Rey's 50th Anniversary, as arranged by Supervisor Don Knabe.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were heard by the Regional Planning Commission during meetings for the month of January 2015.



Small Craft Harbor Commission March 05, 2015 Item 8 Page 2 of 4

On February 25, 2015, the Regional Planning Commission held a hearing on the Coastal Development Permit for the portion of the City of Los Angeles' Venice Dual Force Main project that is proposed within the County's jurisdiction.

On February 13, 2015, the Department of Regional Planning released the Notice of Completion and Availability for the Draft Environmental Impact Report (EIR) for Pier 44 (Parcel 44 – Pashaie) 13575 Mindanao Way – Construction of 85,000 sf of commercial space, with a 57-space, dry-stack storage facility, and the replacement of a 198-slip marina with a 148-slip marina. The public review period for the document will last from February 13, 2015 to March 31, 2015. On March 4, 2015, the Hearing Examiner held a public hearing, for the sole purpose of taking public testimony, on the Draft EIR and proposed project. The project will be heard by the Regional Planning Commission at a later date.

A hearing is scheduled on March 25, 2015 regarding the Coastal Development Permit for the Boat Yard project. The applicant is proposing to repair and replace pavement, provide a new public walkway adjacent to Fiji Way, replace two existing boater restrooms with new restrooms located in a single structure, and add new garages for boater parking and storage.

CALIFORNIA COASTAL COMMISSION CALENDAR

On January 9, 2015 the California Coastal Commission approved with conditions, the 75' to 82' high dry-stack boat storage facility on Parcels 52 and GG at 13837 Fiji Way.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

On February 25, 2015, the Regional Planning Commission held a public hearing, and approved a Coastal Development Permit for the portion of the Venice Dual-Force Main that is proposed within the County's jurisdiction. The City must now apply to the Coastal Commission for a CDP to cover the portion of the sewer line that goes underneath the main channel.

• The City of Los Angeles held two public meetings on the Venice Dual-Force Main in January of 2015. The first meeting was a Community Open House held on Thursday January 8, 2015, and the second meeting was the City's Coastal Development Permit (CDP) hearing held before a Hearing Officer on Wednesday, January 21, 2015. At this meeting, testimony was taken by a Hearing Officer. A report will be finalized by the Hearing Officer and sent to the City Engineer. If the City Engineer concurs with the report he will issue the permit and send a copy of the finalized report and Notice of Determination to the meeting attendees. This information will also be posted on the City's website. The City Engineer's decision may be appealed to the California Coastal Commission.

Small Craft Harbor Commission March 05, 2015 Item 8 Page 3 of 4

- On November 12, 2014, the City of Los Angeles staff provided a presentation of the project at the Small Craft Harbor Commission meeting.
- On October 22, 2014, the City of Los Angeles Department of Public Works held a
 meeting in Marina del Rey to provide a project overview and to discuss the
 coastal development permitting process.
- On June 18, 2014, representatives from the City of Los Angeles and the County Departments of Regional Planning, 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.
- On May 21, 2014, a CDP for the project was filed with the Department of Regional Planning. The City will also need to secure a CDP from the California 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 2015 meeting minutes are attached.

MARINA DEL REY SLIP REPORT

The overall vacancy rate across all anchorages in Marina del Rey stood at 16.9% for January 2015. After adjustment to remove out-of-service slips and 50% of available double slips, the vacancy rate was at 16.0%. The vacancy data by anchorage and slip length are provided in the document attached.

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.

FISHERMAN'S VILLAGE PROGRESS REPORT

The lessee will be present to provide an update.

Marina del Rey 18-Inch Waterline Replacement Phase IIIB

The work continues along Via Marina between Marquesas Way and Tahiti Way excavating, installing pipe, backfilling and installing temporary pavement. On Fiji Way,

Small Craft Harbor Commission March 05, 2015 Item 8 Page 4 of 4

the work continues with the mainline installation and is currently in front of the east entrance of Fisherman's Village. They will continue excavating, installing pipe, backfilling and installing temporary pavement as they continue south. The first water shutdown will be around the first week of April. A 30-Day notice went out to those customers that will be affected. The next set of water shutdowns will likely take place in May.

- On January 30, 2015 the contractor commenced work along Via Marina and will be moving south of Marquesas Way excavating, installing pipe, backfilling and installing temporary pavement. On Fiji Way, it will spend a week or so installing pipe up to Windward Yacht Center, then dropping back to work on the laterals along where they have installed the mainline to date (fire hydrants, customer services, irrigation, etc).
- The Los Angeles County Department of Public Works, on behalf of the Marina Del Rey Water System, has awarded a contract to Minco Construction to complete the Marina Del Rey 18-inch Waterline Replacement Phase IIIB project, which began December 22, 2014 and will be ending in August 2015. This project will include both vehicular and bicycle detours throughout the duration of construction. For cyclist safety, the portion of the Marvin Braude bike path located along Fiji Way will be rerouted throughout construction. Cyclists will be directed to cross the intersection of Admiralty Way and Fiji Way to use temporary bike path lanes located along the outer northbound lane of Fiji Way, and the detour will end at the terminus of Fiji Way. Please note that the shared bike lane will use delineators to separate the bidirectional flow of cyclists.

GJ:BW:SP ym

Attachments (3)

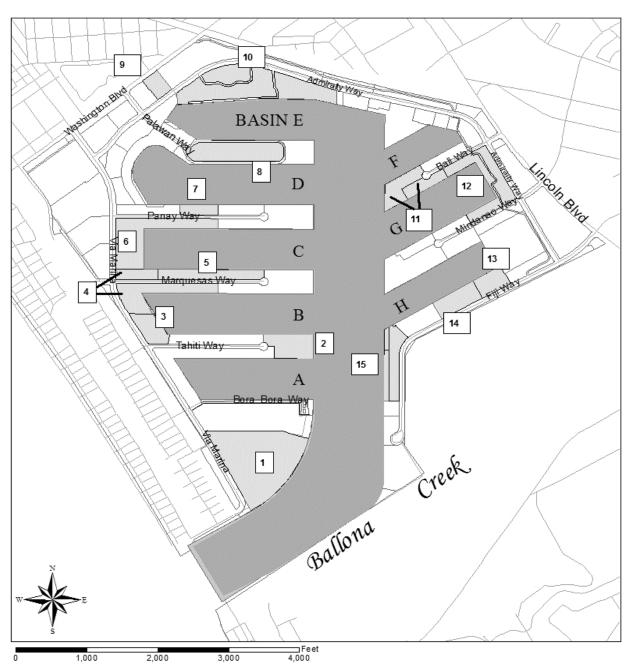
Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of March 05, 2015

Map Key	Parcel No Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
3	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. *Wetland public park project (1.46 acres).	Massing Revised project will be resubmitted at a later date. Parking Parking plan will be resubmitted at a later date.	pprovals 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 reconsiderum. 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.	
4	10/14 (FF) Neptune Marina/ Legacy Partners	Tim O'Brien	Poemolish 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 fagreement. 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 21/11; 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. On January 21, 2015, the final project design was approved by the Design Control Board.	
5	13 Villa del Mar	David Canzoneri	*Complete leasehold refurbishment of 198 apartments *Existing 209-slip anchorage will be renovated commencing no later than 2029 *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 Bo on 2/4/14. Construction commenced on December 8, 2014. Completion of construction is currently anticipated in December 2016. 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. On 6/18/14, the DCB approved the final design of the renovation project.	
6	15 AMLI Residential	Jason Armison	Pemolish 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. Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018. 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. On June 30, 2014, demolition of the site commenced.	
7	21 Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Frank Hickman	* 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 (replacemen 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 up to a 66-month extension approved by BOS on 10/4/11. Lessee has extended tis 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. Appral 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. Demolition began on February 10, 2014.	
8	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 Replacement of existing docks within 6 months of completed of landside renovation	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. Request for extension of lease and future assignment is scheduled to be heard by the BOS at the March 24, 2015 meeting. Regulatory DCB conceptual approval obtained on 11/20/13.	
12	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 a 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 with the CC on 11/3/11. Conceptual project approved by DCB on 7/16/13. DEIR filed with DRP in March 2014. The Notice of Completion and Availability for the DEIR was released on February 13, 2015. The public review period for the DEIR will last from February 13, 2015 to March 31, 2015. A hearing for the purpose of taking public testimony is scheduled before the Los Angeles County Hearing Examiner for March 4, 2015.	ared Parking Agreement Variance proposed
13	52 Boat Central/ Pacific Marina Development	Jeff Pence	345-vessel dry stack storage facility 30-vessel mast up storage space 5,300 s.f. County Boatwright facility	Massing 81.5' high boat storage building partially over water and parking with view corridor Parking All parking required of the project to be located on site	Proprietary — Term sheet action by BOS on July 2006: Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Lease V 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 scheduled for 2/8/12 in Chace Park, MdR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Project was approved by RPC on 4/24/13. A CDP for the waterside portion of the project was filed with the Coastal Commission in May of 2014. The waterside portion of the project was approved by the Coastal Commission on January 9, 2015.	ariance for reduced setbacks and Architectural Guidelines requiring the uctures beat least 15 ft. from bulkhead
14	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 watersid walkway.	Massing One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. eParking 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. A hearing before the Regional Planning Commission on the project CDP is scheduled for March 25, 2015.	
15	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	hotel over ground floor retail/ restaurant), parking structure with view corridor	Proprietary Lease extension Option approved by BOS December 2005. Option expired. Lessee reconfiguring project. 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 Viproject. The Department of Regional Planning had considered a design concept, which would relocate the launch ramp to Fisherman's Village. In June 2014, Supervisor Knabe announced that moving the launch ramp would no longer be part of the visioning process.	ared Parking Agreement ariance 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 an proposed.	Proprietary A term sheet was initialed 9/23/2013 to create the economic terms of a lease extension. Proprietary 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 applicant return for review. A new EIR scoping meeting was held on 09/16/14 in Chace Park. The revised scope includes the environmental analysis for a CDP, to cover the removal of unoccupied nests, which occurred in November 2013.	
9	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 Admirally	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 up to 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; 0n 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.		o Variance proposed
11	42/43 Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	Massing One 36' tall hotel building Parking 372 Parking spaces	Proprietary Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. 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 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 1/220/10. SCHC reviewed MND and Option on 3/9/11. BOS 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 completion estimated December 2014. Dock replacement will be phased during a 5-year period beginning late 2014. The landside improvements will be complete in February 2015.	o Variance proposed. Parking Permit for reduced parking.
10	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 pedestria 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. Restroom and promenade construction started on September 9, 2014. Completion of construction is anticipated in mid-May 2015.	



Project Status Report - Key Map





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



Gary Jones
Director

Kerry Silverstrom
Chief Deputy
John Kelly
Deputy Director

Brock Ladewig

Deputy Director

Caring for Your Coast

DESIGN CONTROL BOARD MINUTES January 21, 2015

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

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Brock Ladewig, Deputy Director; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Maral Tashjian, Planner; Yeni Maddox, Secretary; Carol Baker, Community and Marketing Services Division Chief;

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

Guests Testifying: Aaron Clark, Armbruster, Goldsmith, and Delvac; Aram Chahbazian, TCA Architects; Mark Schattinger, Legacy Partners; Tim O'Brien, Legacy Partners

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 1:32 PM

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

Ayes: 3 - Chair Phinney, Vice Chair Jubany, and Mr. Wong

Vice Chair Jubany led the Pledge of Allegiance.

2. Approval of November 19, 2014 minutes.

On a motion of Vice Chair Jubany, seconded by Mr. Wong, the November 19, 2014 minutes were approved.

Ayes: 3 - Chair Phinney, Vice Chair Jubany, and Mr. Wong

3. Public Comment

None

4. Consent Agenda

None

5. Old Business

A. 2015 Design Control Board Meeting Schedule

Ms. Tashjian presented the staff report.

Public Comment

None

Board Comment

None

On a motion of Mr. Wong, seconded by Vice Chair Jubany, the 2015 Design Control Board Meeting Schedule was approved as submitted.

Ayes: 3 - Chair Phinney, Vice Chair Jubany, and Mr. Wong

B. <u>Parcel 10 – Neptune Marina – Consideration of redevelopment – DCB#04-014-D</u> Chair Phinney announced that he received a letter from a member of the public and asked Ms. Caves when should the Board address the letter. He stated that the letter alleged that the meeting agenda was not made available to the public until late Tuesday afternoon and questioned whether the agena item could be heard.

Ms. Caves reponded that she was unaware of any noticing problems associated with Brown Act requirements, and that to her knowledge, appropriate notice was provided. She also stated that the letter could added to the record for this meeting.

Ms. Tashjian presented the staff report.

Aaron Clark stated that he had been working on this project for about 14 years.

Aram Chahbazian stated that he was the architect for the project and that he also had worked on the project for about 14 years. He then stated that he had made adjustments to the design based on suggestions made by Chair Phinney and Vice Chair Jubany during ex parte meetings.

Mark Schattinger identified himself as the landscape architect, and discussed the landscape design.

Public Comment

Barry Day spoke about overdevelopment in Marina del Rey, tree removal and traffic congestion.

Board Comment

Mr. Wong stated that there had been a lot of changes to this project and asked the applicant to refresh his memory on the previous approval.

Aaron Clark replied that they have a final, certified, Environmental Impact Report (EIR) that was based on the same project; however, with a different design. He further stated that the underlying environmental analysis that was inititially conducted is unchanged because the current project is in substantial conformance with the intial EIR and also consistant with the visioning process.

Mr. Wong inquired about building four and the boat slips.

Aaron Clark replied that building four is still part of the project, that none of the underlying conditions of the Coastal Development Permit (CDP) have changed, and stated that the boat slip configuration had already been approved by the Coastal Commission.

Mr. Wong asked the applicants how they reconciled the project with the visioning process.

Aaron Clark replied that the revised project is more aligned with the visioning process and that the visioning process addressed future projects, whereas this project had already been approved. He added that in keeping with the visioning process the project increases public access and provides an expansion of the previously approved view corridors.

Mr. Wong asked about the removal of existing trees, and their replacement with new ones.

Aaron Clark responded that the lessee has to comply with strict tree removal policies imposed by the Local Coastal Program (LCP), and that before any trees are removed, they will conduct a nesting survey, and have a biologist at the site during construction.

Mr. Wong asked if the survey had been completed.

Aaron Clark replied that they would not remove any trees before the tree survey has been completed.

Mr. Wong inquired of staff why the item was not heard at a night meeting.

Ms. Miyamoto replied that it was agreed upon by the Design Control Board and County Staff to have night meetings when a project had broad interest from the public and when it is initially presented before the Board. She further explained that the project was just returning for approval of the final design.

Aaron Clark stated that there were numerous night meetings on the project.

Ms. Gutierrez added that the project had an approved CDP, along with an EIR, in which the evironmental impacts to the trees was analized.

Vice Chair Juabany expressed her approval of the modifications to the project.

Chair Phinney stated that he really appreciated the increase in the size of the view corriders, the seating structures, and pedestrian promonade.

On a motion of Mr. Wong, seconded by Vice Chair Jubany, the item was approved as submitted.

Ayes: 3 - Chair Phinney, Vice Chair Jubany, and Mr. Wong

C. <u>2015 Design Control Board Meeting Commemoration of Historic Figures and Events</u> Ms. Tashjian presented the staff report.

Chair Phinney stated that he spoke with Willie Hjorth from the Marina del Rey Historical Society and she was willing to provide a list of significant individuals that could be used to adjourn all of the meetings, beginning with the February meeting. She would also provide a

very brief summary for the Board to read about the reasons that person was important to Marina del Rey.

Mr. Wong inquired about the Marina del Rey 50th Anniversary scroll presentation at the Board of Supervisors' Meeting.

Carol Baker stated that the presentation was attended by approximately 30 members of the community, and that Gary Jones and Jerry Epstein spoke.

Public Comment

None

Board Comment

None

6. New Business

A. <u>Parcel 103 – Oakwood Marina del Rey Apartments – Consideration of repainting of facility – DCB#15-001</u>

Ms. Tashjian presented the staff report.

Public Comment

None

Board Comment

Chair Phinney asked the commissioner's for their preference in regards to the color scheme.

Mr. Wong replied that he prefered scheme two.

Vice Chair Jubany stated that she was disappointed to see that the applicant was not present because she did not think she could properly choose a color with out samples.

Chair Phinney asked if physical colors samples were available.

Ms. Tashjian presented the color boards that the applicant provided.

On a motion of Mr. Wong to approve color scheme three, seconded by Chair Phinney, the item was approved as submitted.

Ayes: 3 – Chair Phinney, Vice Chair Jubany, and Mr. Wong

7. Staff Report

Ms. Miyamoto announced that the City of Los Angeles (City) CDP hearing for the Venice Dual Main Project is scheduled for later that evening, at the Westchester Senior Community Center. She added that on February 25th the Regional Planning Commission will hear the City's CDP request.

Ms. Baker stated that April 10, 2015 will be the actual Marina del Rey birthday event, which will include a ceremony at Chace Park, four tall ships, a concert, and fireworks display. She also mentioned that the Los Angeles Boat Show was scheduled for February 19, 2015 through February 22, 2015 and that the department was exploring the possibility of moving the Farmers' Market to the weekend.

The remaining reports were received and filed.

Public Comment

None

8. Adjournment

Chair Phinney adjourned the meeting at 2:46 PM.

Respectfully Submitted,

Yeni Maddox Secretary for the Design Control Board

Dec-14	_	18-25			26-30			31-35			36-40			41-45			46-50			51+		TOTAL	TOTAL	%	DOUBLES	DOUBLES	NON-DBL		
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VACANT	AVAILABLE	%VAC	VACANT	OUT OF SERVICE	OUT OF SERVICE	TTL OFF- LINE	TTL including OFF-LINE
P1	0	0		0	0		0	0		0	0		0	0		0	0		0	5	0.0%	0	5	0.0%					
P7	0	8	0.0%	6	80	7.5%	2	44	4.5%	5	42	11.9%	2	12	16.7%	1	7	14.3%	0	21	0.0%	16	214	7.5%					
P8	0	15	0.0%	3	48	6.3%	30	82	36.6%	8	38	21.1%	3	16	18.8%	0	7	0.0%	0	1	0.0%	44		21.3%					
P10	1	12	8.3%	4	126	3.2%	2	22	9.1%	1	20	5.0%	0	0		0	0		0	0		8	180	4.4%					
P12	0	0		0	0		1	30	3.3%	5	53	9.4%	7	58	, ,	1	44	2.3%	1	31	3.2%	15		6.9%					
P13	0	0		0	3	0.0%	1	33	3.0%	2	70	2.9%	4	36	, .	2	36	5.6%	2	8	25.0%	11	.00	5.9%					
P15	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0		0	0	0.0%				236	
P18	51	198		20		27.9%	4	41	9.8%	5	39	12.8%	3	26		5	18	27.8%	2	34	5.9%	90		21.0%	7		1		
P20	15	42	35.7%	10		11.9%	3	21	14.3%	2	9	22.2%	1	8	12.5%	0	0		0	0		31	139	20.1%			3		
P21	69	121	50.4%	12		23.5%	0	v	0.00/	2	10	20.0%	0	•		0	0	0.00/	0	0	0.00/	83		41.2%	41	8			
P28	0	0	0.00/	40		22.0%	2	100	2.0%	8	82	9.8%	0	0		0	9	0.0%	0	2	0.0%	50		13.3%					
P30	0	8	0.0%	8	70	5.7%	4	51	5.9%	1	33	3.0%	0	26	0.0%	2	52	3.8%	2	55	0.0%	17		3.4%	3	2	5		
P41	5	90	5.6%	3	24	12.5%	3	34	8.8%	0	0	11.101	0	0		0	0	40.004	0	0	0.00/	11	148	7.4%					
P43	55	109	50.5%	40	0	33.3%	12	-	17.1%	4	36	11.1%	0	•		1	10	10.0%	0	4	0.0%	112		32.1%	00	4			
P44(45)	103	269	37.9%	1	51	2.0%	3	71	4.2%	0	0	0.00/	0	0		0	0	400.00/	0	0		107	391	27.1%	99	1	45		
P47	21	53		31		33.3%	15		27.6%	4	6	0.0%	0	1	0.0%	1	1	100.0%	0	0		72		33.3%			15		
P53	0	34	0.0%	0	23	0.0%	2	37	5.4%	0	9	0.0%	0	0	22.20/	0	0	4.4.20/	0	1.4	44.20/	2	103		6	0			
P54	0	U	0.00/	0	07	0.0%	0	0	0.00/	0	24	12.5%	2	6	33.3%	1	7	14.3%	2	14	14.3%	10		14.8%	Ö				
P111	0	20	0.0%	2	27	7.4%	0	11	0.0%	0	15	0.0%	0	0		0	ð	0.0%	5	39 40	12.8%	- /	111	6.3%					
P112	7	100	0.0%	0	40	40.40/	10		0.0%	14	24	4.2%	0	0		0	47	44.00/	6 9	40	15.0%	/ /	175	4.0%	1				
P125I	1	24	29.2%	9	49	18.4%	16		17.2%	11	50	22.0%	3	27	11.1%		17 39	11.8%	9	18	50.0%	57	278 262	20.5%	1	1	2		
P132	220	29		100	1060	0.0%	101	68	0.0%	64	58	0.0%	25	45	0.0% 9.6%	16		0.0% 6.3%	30	20		7F3		0.0%	159	14	200	226	4704
Grand Total	328	1132	29.0%	189	1068	17.7%	101	839	12.0%	64	618	10.4%	25	261	9.0%	16	255	0.5%	30	292	10.3%	753	4405	16.9%	159	14	26	236	4701

Summation

Vacancy in 18'-25' 29.0%
Vacancy in 26'-30' 17.7%
Vacancy in 31'-35' 12.0%
Vacancy in 36'-40' 10.4%
Vacancy in 41'-45' 9.6%
Vacancy in 46' to 50' 6.3%
Vacancy in 51' and over 10.3%

Total Vacancy 16.9% Vacancy w/o DOUBLES, OUT OF SERVICE slips 16.0%

Note: Parcel 15 dock reconstruction project currently underway.

Jan-15	_	18-25			26-30			31-35			36-40			41-45			46-50			51+		TOTAL	TOTAL	%	DOUBLES	DOUBLES	NON-DBL		
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VACANT	AVAILABLE	%VAC	VACANT	OUT OF SERVICE	OUT OF SERVICE	TTL OFF- LINE	TTL including OFF-LINE
P1	0	0		0	0		0	0		0	0		0	0		0	0		0	5	0.0%	0	5	0.0%					
P7	0	8	0.0%	6	80	7.5%	2	44	4.5%	5	42	11.9%	2	12	16.7%	1	7	14.3%	0	21	0.0%	16		7.5%					
P8	0	15	0.0%	3	48	6.3%	30	82	36.6%	8	38	21.1%	3	16	18.8%	0	7	0.0%	0	1	0.0%	44		21.3%					
P10	1	12	8.3%	4	126	3.2%	2	22	9.1%	1	20	5.0%	0	0		0	0		0	0		8	180	4.4%					
P12	0	0		0	0		1	30	3.3%	5	53	9.4%	7	58	12.1%	1	44	2.3%	1	31	3.2%	15	216	6.9%					
P13	0	0		0	3	0.0%	1	33	3.0%	2	70	2.9%	4	36	11.1%	2	36	5.6%	2	8	25.0%	11	186	5.9%					
P15	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0		0	0	0.0%				236	
P18	51	198	25.8%	20		27.9%	4	41	9.8%	5	39	12.8%	3	26	11.5%	5	18	27.8%	2	34	5.9%	90		21.0%	7		1		
P20	15	42	35.7%	10		11.9%	3	21	14.3%	2	9	22.2%	1	8	12.5%	0	0		0	0		31	139	20.1%			3		
P21	69	121	50.4%	12		23.5%	0	v		2	10	20.0%	0	0		0	0		0	0		83		41.2%	41	8			
P28	0	0		40	.0-	22.0%	2	100	2.0%	8	82	9.8%	0	0		0	9	0.0%	0	2	0.0%	50	375	13.3%					
P30	0	8	0.0%	8	, ,	5.7%	4	51	5.9%	1	33	3.0%	0	26	0.0%	2	52	3.8%	2	55	0.0%	17		3.4%	3	2	5		
P41	5	90		3	24	12.5%	3	34	8.8%	0	0		0	0		0	0		0	0		11	148	7.4%					
P43	55	109	50.5%	40		33.3%	12		17.1%	4	36	11.1%	0	0		1	10	10.0%	0	4	0.0%	112		32.1%					
P44(45)	103	269	37.9%	1	51	2.0%	3	71	4.2%	0	0		0	0		0	0		0	0		107	391	27.1%	99	1			
P47	21	53		31		33.3%	15		27.6%	4	6	0.0%	0		0.0%	1	1	100.0%	0	0		72		33.3%			15		
P53	0	34	0.0%	0	23	0.0%	2	37	5.4%	0	9	0.0%	0	0		0	0		0	0		2	103	1.9%					
P54	0	0	0.00/	0	3	0.0%	0	0	0.00/	5	24	12.5%	2	6	33.3%	1	7	14.3%	2	14	14.3%	10		14.8%	6	2			
P111	0	20		2	27	7.4%	0	2	0.0%	0	15	0.0%	0	0		0	8	0.0%	5	39	12.8%	7	111	6.3%					
P112	0	100		0	0	10.10/	0	11	0.0%	1	24	4.2%	0	v		0	0	44.00/	6	40	15.0%	7	175	4.0%					
P125I	/	24	29.2%	9	49	18.4%	16		17.2%	11	50	22.0%	3	27	11.1%	2	17	11.8%	9	18	50.0%	57	278	20.5%	2				
P132	1	29	0.070	0	3	0.0%	1	68	0.0%	0	58	0.0%	0	45	0.0%	0	39	0.0%	1	20	0.0%	3	262	0.0%	1	1	2	00.5	476
Grand Total	328	1132	29.0%	189	1068	17.7%	101	839	12.0%	64	618	10.4%	25	261	9.6%	16	255	6.3%	30	292	10.3%	753	4465	16.9%	159	14	26	236	4701

Summation

Vacancy in 18'-25' 29.0%
Vacancy in 26'-30' 17.7%
Vacancy in 31'-35' 12.0%
Vacancy in 36'-40' 10.4%
Vacancy in 41'-45' 9.6%
Vacancy in 46' to 50' 6.3%
Vacancy in 51' and over 10.3%

Total Vacancy 16.9% Vacancy w/o DOUBLES, OUT OF SERVICE slips 16.0%

Note: Parcel 15 dock reconstruction project currently underway.

Dec-14	Under	Constitution	aliable TOTA	, mar olo de la	OTAL COP	M. HRESHOLD
25' & Less						•
Number of Slips	106	1132	4465	25%	16%	
26'-30'						
Number of Slips	32	1068	4465	24%	19%]
	_					•
30'-35'						_
Number of Slips	70	1674	4465	37%	18%]

Notes 4761 - pre-construction number of slips

Jan-15	Under	Construction Net A	ailable TOTA	Lude of the	OTAL COP	MA THEE SHOLD
25' & Less						-
Number of Slips	106	1132	4465	25%	16%	
26'-30'	1					
Number of Slips	32	1068	4465	24%	19%	
						-
30'-35'						_
Number of Slips	70	1674	4465	37%	18%]

Notes 4761 - pre-construction number of slips