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. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES


3. COMMUNICATION FROM THE PUBLIC

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

4. COMMUNICATION WITH THE COMMISSIONERS

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

5. REGULAR REPORTS

   a. Marina Sheriff (DISCUSS REPORTS)
      - Crime Statistics
      - 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)

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)
8. **STAFF REPORTS**

Ongoing Activities  
(DISCUSS REPORTS)
- Board Actions on Items Relating to Marina del Rey  
- Regional Planning Commission’s Calendar  
- California Coastal Commission Calendar  
- Venice 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](http://marinadelrey.lacounty.gov)

<table>
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<th>Location</th>
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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](http://marinadelrey.lacounty.gov)

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

**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.

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.
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.
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 Rey.

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.
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**

**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

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<tr>
<td>Petty Theft</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>0</strong></td>
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</tbody>
</table>

**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
Part I Crimes | MARINA AREA (RD’S 2760-2763) | EAST END (RD’S 2764-2768)
--- | --- | ---
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**

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>West Marina</th>
<th>East Marina</th>
<th>Lost R.D.</th>
<th>Marina Water</th>
<th>Upper Ladera</th>
<th>County Area</th>
<th>Lower Ladera</th>
<th>Windsor Hills</th>
<th>View Park</th>
<th>Parks</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homicide</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Rape</td>
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<td>Robbery: Weapon</td>
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<tr>
<td>Robbery: Strong-Arm</td>
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<td>1</td>
<td></td>
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<tr>
<td>Burglary: Residence</td>
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<td>3</td>
<td>10</td>
<td>11</td>
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<td>Grand Theft</td>
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<tr>
<td>Vehicle Burglary</td>
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<td>1</td>
<td>3</td>
<td>10</td>
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<td></td>
<td>1</td>
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</tr>
<tr>
<td>Petty Theft</td>
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<td>3</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>18</td>
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<td><strong>REPORTING DISTRICTS TOTALS</strong></td>
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<td>23</td>
<td>0</td>
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</table>

**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
## Part 2 Crimes - February 2015

### Community Advisory Committee

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>Upper Ladera 2764</th>
<th>Lower Ladera 2766</th>
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<tbody>
<tr>
<td>Homicide</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rape</td>
<td></td>
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<tr>
<td>Robbery: Weapon</td>
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</tr>
<tr>
<td>Robbery: Strong-Arm</td>
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<td></td>
</tr>
<tr>
<td>Aggravated Assault</td>
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<tr>
<td>Burglary: Residence</td>
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<tr>
<td>Burglary: Other Structure</td>
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<td>Grand Theft</td>
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<tr>
<td>Grand Theft Auto</td>
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<tr>
<td>Arson</td>
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<td></td>
</tr>
<tr>
<td>Boat Theft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Burglary</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Boat Burglary</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Petty Theft</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3</strong></td>
<td><strong>6</strong></td>
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**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
<table>
<thead>
<tr>
<th>Part I Crimes</th>
<th>MARINA AREA (RD'S 2760-2763)</th>
<th>EAST END (RD'S 2764-2768)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homicide</td>
<td></td>
<td></td>
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<tr>
<td>Rape</td>
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<tr>
<td>Robbery: Weapon</td>
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<td>Robbery: Strong-Arm</td>
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<tr>
<td>Aggravated Assault</td>
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<td>25</td>
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<td>Burglary: Other Structure</td>
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<td>Grand Theft</td>
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<td>3</td>
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<td>Grand Theft Auto</td>
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<td>3</td>
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<tr>
<td>Arson</td>
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<tr>
<td>Boat Theft</td>
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<tr>
<td>Vehicle Burglary</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Boat Burglary</td>
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<td>Petty Theft</td>
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<tr>
<td>Total</td>
<td>31</td>
<td>47</td>
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**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
## Liveaboard Permits Issued

<table>
<thead>
<tr>
<th></th>
<th>January</th>
<th>February</th>
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<tbody>
<tr>
<td>New permits Issued:</td>
<td>7</td>
<td>5</td>
</tr>
<tr>
<td>Renewal Issued:</td>
<td>16</td>
<td>17</td>
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<td><strong>Total:</strong></td>
<td>23</td>
<td>22</td>
</tr>
<tr>
<td>Notices to Comply Issued:</td>
<td>6</td>
<td>24</td>
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### Totals:

<table>
<thead>
<tr>
<th></th>
<th>January</th>
<th>February</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liveaboard</td>
<td>291</td>
<td>284</td>
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<tr>
<td>Current Permits</td>
<td>276</td>
<td>271</td>
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<tr>
<td>Expired Permits</td>
<td>11</td>
<td>11</td>
</tr>
<tr>
<td>No Permits</td>
<td>5</td>
<td>2</td>
</tr>
</tbody>
</table>

Total reported vessels in Marina del Rey Harbor: 3998

Percentage of vessels that are registered liveaboards: 7.10%

Number of currently impounded vessel:
March 5, 2015

TO: Small Craft Harbor Commission
FROM: Gary Jones, Director

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
MARINA DEL REY FARMERS' MARKET
Marina “Mother’s” Beach ♦ 4101 Admiralty Way ♦ Marina del Rey
Thursday
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

Sunday, March 8th
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
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
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 50th Birthday Bash and LA’s MarinaFest Boat Show at Burton Chace Park April 10th – 12th. 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.marinalreymarinafest.com

GJ:CB:rc
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
March 05, 2015

TO: Small Craft Harbor Commission
FROM: Gary Jones, Director

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
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
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
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.

3. 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 RESTATED LEASE
(IMPROVED PARCEL) NO. 55624 PARCEL NO. 125R – MARINA DEL REY SMALL
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:
1. **PERCENTAGE RENTS.** 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. **RETROACTIVE RENT AND INTEREST.** 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.
IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment No. 7 to Lease No. 55524 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:

Patrick Ogawa
Acting Executive Officer-Clerk of the
Board of Supervisors

By: ____________________________
Deputy

LESSEE:

ESSEX MARINA CITY CLUB, L.P.,
a California limited partnership

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.,
a Maryland corporation
its general partner

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By: ____________________________
Senior Deputy

By: ____________________________
Its: ____________________________
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.
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.
• 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,
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 16-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

Revised project will be resubmitted at a later date.

Map

Parking

Representative

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.

Proposed Hotel on northern portion of site.

-- 44

-- 8

-- 2

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-- 11

-- 12

-- 13

-- 14

-- 15

-- 16

-- 17

514 (OT) -- Neptune Shores

527 (OT) -- Legacy Partners

837 (OT) -- Wals Dr.

384 (OT) -- American Hotel

487 (OT) -- Fisherman's Village

452 (OT) -- Holiday Harbor Courts

509 (OT) -- Gold Coast

536 (OT) -- Marina Bay

472 (OT) -- Pacific City Marine Development

465 (OT) -- Pro Line

478 (OT) -- Rinaldi

535 (OT) -- Oceanic

475 (OT) -- The Boatyard

528 (OT) -- Redondo Beach

174 (OT) -- South Bay

411 (OT) -- Surprise

520 (OT) -- Abbot

538 (OT) -- Fisherman's Landing

55 (OT) -- Fisherman's Landing

74 (OT) -- South Bay

235 (OT) -- Surprise

367 (OT) -- South Bay

521 (OT) -- Abbot

409 (OT) -- South Bay
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. Parcel 10 – Neptune Marina – Consideration of redevelopment – DCB#04-014-D
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 agenda item could be heard.

Ms. Caves responded 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 be 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 initially conducted is unchanged because the
current project is in substantial conformance with the initial EIR and also consistent 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 environmental impacts to the trees was analyzed.

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 corridors, the seating structures, and pedestrian promenade.

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. 2015 Design Control Board Meeting Commemoration of Historic Figures and Events

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. Parcel 103 – Oakwood Marina del Rey Apartments – Consideration of repainting of facility – DCB#15-001

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 preferred 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 without 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
**Marina del Rey Slip Vacancy Report**

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| Grand Total | 328 | 1132 | 29.0% | 189 | 1068 | 17.7% | 101 | 839 | 12.0% | 64 | 618 | 10.4% | 25 | 261 | 9.6% | 16 | 255 | 8.3% | 30 | 292 | 10.3% | 753 | 4465 | 16.9% | 159 | 14 | 26 | 236 | 4751 |

**Summation**

- Vacancy in 16'-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.
## Marina del Rey Slip Vacancy Report

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<th>Marina</th>
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<th>26-30</th>
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### Summation

- Vacancy in 16-25' 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.
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**Notes**
4761 - pre-construction number of slips
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**Notes**
4761 - pre-construction number of slips