



Caring for Your Coast

\*\*\*  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

**SMALL CRAFT HARBOR COMMISSION  
AGENDA**

**August 12, 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**

Small Craft Harbor Commission Meeting of May 13, 2015.

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)

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

6. **OLD BUSINESS**

a. Update on the Marina del Rey Toxics and Bacteria Total Maximum Daily Loads (PRESENTATION)

7. **NEW BUSINESS**

 a. Anchorage 47 Slip Fees Adjustment (ENDORSEMENT)

- ») b. Department of Beaches and Harbors Strategic Plan Update (PRESENTATION)

8. ») **STAFF REPORTS**

- Ongoing Activities (DISCUSS REPORTS)
- Board Actions on Items Relating to Marina del Rey
  - Regional Planning Commission's Calendar
  - California Coastal Commission Calendar
  - Venice 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
  - North Jetty View Piers Closure

9. **ADJOURNMENT**

**PLEASE NOTE**

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

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

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

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

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

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

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

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

**ADA 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](mailto:rstassi@bh.lacounty.gov).

# **SMALL CRAFT HARBOR COMMISSION MINUTES**

## **May 13, 2015**

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

**Department of Beaches and Harbors:** Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Carol Baker, Chief of Community and Marketing Services Division; Gloria Perez, Management Fellow; Michael Tripp; Planning Specialist

**County:** Amy Caves, Senior Deputy County Counsel; Sergeant Richard Godfrey, Sheriff's Department; Lieutenant Carmichael Octave, Sheriff's Department

Chair Lumian called the meeting to order at 10:02 a.m. followed by the Pledge of Allegiance led by Lt. Octave and read the Commission's policy on public comments.

**Approval of Minutes:** Motioned by Commissioner Rifkin to amend the March 11, 2015 minutes, the minutes should state under item 5a that his question was in relation to the controversy about Airbnb, short term rentals. He also stated that the adjournment was conducted by Vice Chair Alfieri, seconded by Commissioner Delgado, unanimously approved.

**Ayes: 3 – Chair Lumian, Mr. Rifkin, Ms. Delgado**

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

*Public Comment:* Captain Alex Balian stated that the previous odor issue at Oxford Basin has returned and requested that the issue be addressed by the Department of Public Works (DPW).

Mr. Penn replied that the message will be forwarded to DPW.

Mark Sentryz spoke about "Boat Bound" which has a similar concept as Airbnb and requested that DBH address the issue.

Mr. Penn replied that staff is currently looking into the issue.

### **Item 4 – Communication with the Commissioners**

Commissioner Rifkin and Chair Lumian reported they received a letter from an organization called Challenges Foundation. The organization raised the issue that they lost a place to serve veterans.

Chair Lumian also reported his communication with Steve Cho from the MdR Outrigger Canoe Club.

### **Item 5a – Marina Sheriff**

Sergeant Richard Godfrey presented the Crime Stats and Liveaboard stats reports.

Chair Lumian welcomed Lt. Octave as the new Harbor Master of Marina del Rey.

### **Item 5b – Marina del Rey and Beach Special Events**

Ms. Baker reported that the Farmers' Market was moved to Saturdays and relocated to Lot 11. She also made an announcement about the upcoming summer concert series and gave a brief update on the Marina del Rey 50<sup>th</sup> anniversary celebration.

### **Item 5c – Marina Boating Section Report**

Ms. Baker reported that the Anchorage 47 project is on schedule.

### **Item 5d – Marina del Rey Convention and Visitors Bureau (CVB)**

Janet Zaldua reported the launch of a destination video that highlights events in Marina del Rey and the distribution of the destination guide. She also spoke about the development of a 3-5 year strategic plan by the CVB and reported on the hotels' occupancy rates.

**Item 6a – Update On The Fisherman’s Village Project**

Mr. Penn introduced the project.

Michael Pashaie gave a presentation on the Fisherman’s Village redevelopment project.

Allan Pullman from Studio 11 Architects gave a brief presentation about their updates to the design plans.

Aaron Clark pointed out that the promenade is in compliance with the Local Coastal Program’s (LCP) requirements.

Michael Pashaie mentioned that the project has incorporated the community needs, including open space and a play area for children as well as an open area for public gatherings such as a concert.

Commissioner Delgado requested that the lessee give a brief overview about the process the project has to go through.

Aaron Clark gave a brief summary about the regulatory process for the project.

Commissioner Lumian asked if there would be additional opportunities for public input.

Aaron Clark replied affirmatively and stated that at least a dozen more opportunities.

*Public Comment:* Daniel Ginzburg spoke about the importance of preserving the charter docks and corresponding parking.

Regan Kibbee spoke about the water view and suggested adding attractive seating areas to the project.

Gene Pomerantz asked if the new Fisherman’s Village development would be a “big increase in revenue for the County or would it be subsidized?”

Plinid Garcia expressed his opposition to the remodeling of Fisherman’s Village and expressed his concern for possible traffic issues and lack of public transportation accessibility.

Captain Alex Bailan spoke about parking spaces, traffic and the fast track process.

Adrienne Spellman expressed her concerns about the future of the small businesses currently located at Fisherman’s Village.

Charles Hicks expressed his concerns about the proposed parking deck’s design and location.

Jim Moore requested that the light house at Fisherman’s Village be retained as the main visual feature and suggested that the parking deck be placed across the street.

Patricia KD Cowell expressed her concerns about the lengthy process to complete projects.

Commissioner Lesser asked the lessee if they could address the concerns expressed by the public.

Michael Pashaie stated that they will continue to work on the design, incorporating the public’s input and spoke about the importance of the community’s support of the project, to ensure its success. He also addressed the issues of the nostalgic structures, the seating areas, biking accommodations, and the parking structure.

Aaron Clark addressed the suggestion about placing the parking structure across the street. He mentioned that the land across the street is State owned and they are currently working with the State; however, there is no real interest for the State. Also the land is part of the Ballona Wetlands which would face massive opposition.

Commissioner Lesser inquired about the sales tax revenue for Fisherman's Village at its highest peak versus present day. He also stated that there has been a huge decline in visitors due to the deterioration of the property.

Commissioner Rifkin stated that parking is a critical part for the project therefore, looking forward to reviewing the parking study. He added that the bicycle center is a good program and a part of the visioning statement. He spoke about the importance of an iconic symbolism for Marina del Rey and requested that small businesses be taken into consideration.

Commissioner Delgado asked for the parcel size and asked about the maximum height of the tallest structure.

Allan Pullman replied that the tallest structure was the hotel, which is five stories tall and approximately 50 feet high.

Commissioner Delgado suggested the lighthouse be considered as an art element and preserved for the nostalgic purposes. She asked if the community room would be subleased.

Michael Pashie stated that the community room will be free of charge, no sublease involved.

Commissioner Delgado suggested the lessee subsidize rent for the existing small business owners and inquired about the declining tourism issues.

Michael Pashie stated that Fisherman's Village is a tourist location; however, there isn't much for tourist to do and leading to a decline to visitors.

Janet Zaldua agreed with Mr. Pashie and mentioned a study that highlighted the tourism in 2012. She added that the visitors' comments are mostly about their disappointment and stated that she believes the redevelopment of Fisherman's Village will attract more visitors as well as locals.

Allan Pullman replied to Commissioner Delgado's earlier question about the size of the parcel and stated that Fisherman's Village is approximately 6 acres.

Commissioner Rifkin asked if the commission could do anything to assist in expediting the project.

Mr. Penn stated that DBH is ready to entertain the developer's proposal and doing everything possible to expedite the process; however, the driving force for this project is in the developer's hands.

Chair Lumian asked for the current number of parking spaces and the proposal's number of spaces.

Allan Pullman replied that there is approximately 500 spaces, and they are proposing approximately 1,400 to 1,500 spaces.

Chair Lumian also asked if the bike path would be incorporated into the project.

Allan Pullman replied that the bike path hasn't been developed yet but can definitely be a part of the project.

Chair Lumian suggested demographic information be taken from visitors during special events to find out where they are visiting from.

Chair Lumian also suggested adding a tall ship as part of the Fisherman's Village attractions offering tours to visitors.

#### **Item 7 – None**

#### **Item 8 – Staff Reports**

Mr. Penn provided the staff reports on Ongoing Activities.

Commissioner Lesser mentioned the large decrease in boat slips vacancies & handed out a sheet with his analysis. He mentioned three marinas that had significant decreases in vacancies, and stated that he wondered how they improved the vacancy rate.

Mr. Penn replied that staff also had the same question and asked the dock master to verify their numbers. He stated that staff will follow up with the dock master and report back.

Chair Lumian stated that he looks forward to reading the report regarding the boat slips.

*Public Comment:* Pat Yunis spoke about the Pier 44 Environmental Impact Report (EIR), and mentioned that they are actively keeping the community involved. She stated that there has always been an issue about counting double slips as a single because they can't lease the second slip.

Commissioner Rifkin inquired about the status of the Venice Dual Force Main Project.

Mr. Penn replied that DBH submitted the license agreement to the City of Los Angeles (City) which covers the jurisdiction of the DBH for the City's easement request.

Commissioner Rifkin stated that the commission's concern is to have quick construction with minimum impact to the local residents.

Amy Caves added that the commissioners' and public's comments were taken into consideration when drafting the agreement between the County and the City.

Chair Lumian disclosed that he sent questions Gary Jones that were forwarded to the City. Specifically, he asked if the City considered going up Grand Canal rather than tunneling under Via Marina. The City responded it was never a serious consideration. Chair Lumian believes it would have less impact and suggested staff continue to work on the suggestion.

Mr. Penn replied that the Department will look into any option that will alleviate construction on Via Marina.

Chair Lumian also requested an update on the Total Maximum Daily Load (TMDL) concerns.

Michael Tripp stated that DBH and DPW have contracted with companies to conduct water quality studies, and also hired a TMDL manager, who is a water quality specialist. He added that although the State Water Board has adopted TMDL, it has not been adopted by the Environmental Protective Agency yet, but expects it to be approved at any time.

### **Adjournment**

Chair Lumian adjourned the meeting at 11:56 a.m.



# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART I CRIMES MAY 2015



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	Parks 2791	TOTALS
Homicide											0
Rape	1										1
Robbery: Weapon							1				1
Robbery: Strong-Arm							1				1
Aggravated Assault	2						1	1			4
Burglary: Residence	3				1		3	11	2		20
Burglary: Other Structure	1						1		1	1	4
Grand Theft	6	1			1		4	1	2		15
Grand Theft Auto	6	1			1		1	1	3		13
Arson								1			1
Boat Theft											0
Vehicle Burglary	4	1						2	1		8
Boat Burglary											0
Petty Theft	6	2		2			1	2	1		14
REPORTING DISTRICTS TOTALS	29	5	0	2	3	0	13	19	10	1	82

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

**Source-** LARCIS, **Date Prepared** June 02, 2015  
**CRIME INFORMATION REPORT - OPTION 5A**

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 2 CRIMES - MAY 2015



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape		
Robbery: Weapon		1
Robbery: Strong-Arm		1
Aggravated Assault		1
Burglary: Residence	1	3
Burglary: Other Structure		1
Grand Theft	1	4
Grand Theft Auto	1	1
Arson		
Boat Theft		
Vehicle Burglary		
Boat Burglary		
Petty Theft		1
Total	3	13

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

**Source-** LARCIS, **Date Prepared** June 02, 2015  
CRIME INFORMATION REPORT - OPTION 5A



# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 3 CRIMES- MAY 2015



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
<b>Part I Crimes</b>		
Homicide		
Rape	1	
Robbery: Weapon		1
Robbery: Strong-Arm		1
Aggravated Assault	2	2
Burglary: Residence	3	17
Burglary: Other Structure	1	3
Grand Theft	7	8
Grand Theft Auto	7	6
Arson		1
Boat Theft		
Vehicle Burglary	5	3
Boat Burglary		
Petty Theft	10	4
<b>Total</b>	<b>36</b>	<b>46</b>

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

**Source-** LARCIS, **Date Prepared –** June 02, 2015  
CRIME INFORMATION REPORT - OPTION 5A

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 2 CRIMES - JUNE 2015



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape		
Robbery: Weapon		1
Robbery: Strong-Arm		
Aggravated Assault		
Burglary: Residence	5	7
Burglary: Other Structure		4
Grand Theft		2
Grand Theft Auto		1
Arson		
Boat Theft		
Vehicle Burglary		1
Boat Burglary		
Petty Theft	1	1
Total	6	17

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

**Source-** LARCIS, **Date Prepared** July 01, 2015  
CRIME INFORMATION REPORT - OPTION 5A



# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART I CRIMES JUNE 2015



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	Parks 2791	TOTALS
Homicide											0
Rape											0
Robbery: Weapon							1	1	1		3
Robbery: Strong-Arm											0
Aggravated Assault	3							3			6
Burglary: Residence	1				5		7	1	2		16
Burglary: Other Structure	2						4	2			8
Grand Theft	9	1		1			2	1	1		15
Grand Theft Auto	3						1	1	2		7
Arson											0
Boat Theft											0
Vehicle Burglary	3						1		2		6
Boat Burglary				2							2
Petty Theft	12	4		1	1		1	2	5	1	27
REPORTING DISTRICTS TOTALS	33	5	0	4	6	0	17	11	13	1	90

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

**Source-** LARCIS, **Date Prepared** July 01, 2015  
**CRIME INFORMATION REPORT - OPTION 5A**

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 3 CRIMES- JUNE 2015



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide		
Rape		
Robbery: Weapon		3
Robbery: Strong-Arm		
Aggravated Assault	3	3
Burglary: Residence	1	15
Burglary: Other Structure	2	6
Grand Theft	11	4
Grand Theft Auto	3	4
Arson		
Boat Theft		
Vehicle Burglary	3	3
Boat Burglary	2	
Petty Theft	17	9
Total	42	47

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

**Source-** LARCIS, **Date Prepared –** July 01, 2015  
CRIME INFORMATION REPORT - OPTION 5A



# MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2015



## *Liveaboard Permits Issued*

	May	June
New permits Issued:	16	5
Renewal Issued:	11	18
<hr/>		
Total:	27	23
Notices to Comply Issued:	29	29

Totals:	May	June
<hr/>		
Liveaboard:	323	316
Current Permits:	291	271
Expired Permits:	19	15
No Permits:	13	9

Total reported vessels in Marina del Rey Harbor:

3996

Percentage of vessels that are registered liveaboards

7.91%

Number of currently impounded vessel:

11



Caring for Your Coast

**Gary Jones**  
Director


**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

August 6, 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 of Beaches and Harbors (Department) is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (310) 305-9595.

For more information: Call (310) 305-9595

**BURTON CHACE PARK FITNESS CLUB**

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey  
Wednesdays  
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

**SUNSET SERIES SAILBOAT RACES 2015**

Marina del Rey  
Wednesdays through September 9, 2015  
5:30 p.m. – 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings between 5:30 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information: Call (310) 823-4567

**“BEACH EATS” GOURMET FOOD TRUCKS IN MARINA DEL RAY**

Marina “Mother’s” Beach ♦ 4101 Admiralty Way ♦ Marina del Rey  
Thursdays through October 1, 2015  
5:00 p.m. – 9:00 p.m.

The Department is hosting a gourmet food truck event in Marina del Rey that offers delectable dishes, plus a chance to picnic on the beach. The assortment of trucks varies week to week. Paid parking is available at the beach parking lot #10 for 25 cents for every 10 minutes.

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

**MARINA DEL REY FARMERS’ MARKET**

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey  
Saturdays  
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 Saturdays. 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 for 25 cents for every 10 minutes.

For more information: Call the 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 2:00 p.m. – 5:00 p.m.

Saturday, August 15<sup>th</sup>  
Thin Ice, playing Contemporary

Sunday, August 16<sup>th</sup>  
Susie Hansen's Latin Jazz, playing Jazz

Saturday, August 22<sup>nd</sup>  
Pacific Storm, playing Kids Rock

Sunday, August 23<sup>rd</sup>  
2Azz1, playing Jazz & Funk

Saturday, August 29<sup>th</sup>  
Jimbo Ross and The Bodacious Blues Band, playing R&B

Sunday, August 30<sup>th</sup>  
Floyd and The Flyboys, playing R&B and Rock

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

**HISTORIC HARBOR TOURS**

Fisherman's Village ♦ 13755 Fiji Way ♦ Marina del Rey  
Ongoing through September 7, 2015

In celebration of Marina del Rey's 50th birthday in 2015, the Department is offering Historic Harbor Tours this summer. Explore the largest man-made small craft harbor in North America and enjoy a 45-minute informative narrated historic tour through the scenic waterways of Marina del Rey from the comfort of a beautiful, classic wooden yacht, operated by Hornblower Cruises & Events.

The fare is \$1.00 per guest and availability is on a first-come, first-serve basis.

**Cruise Start Times:**

Fridays:	11:00 a.m., 12:00 p.m., 1:00 p.m.
Saturdays, Sundays & Labor Day:	10:00 a.m., 11:00 a.m., 12:00 p.m., 1 p.m.



For more information: Contact Hornblower Cruises & Events, at (310) 301-6000 for ticket booth and boarding location.

### **BEACH SHUTTLE**

Ongoing through September 27, 2015  
Fridays and Saturdays from 10 a.m. – 10 p.m.  
Sundays and Holidays from 10 a.m. – 8 p.m.  
Concert Thursdays from 5 p.m. – 10 p.m.

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

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

### **MARINA DEL REY WATERBUS**

Ongoing through September 7, 2015

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

#### **WaterBus Schedule:**

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

#### **Holiday Schedule**

Labor Day: 11 a.m. – 9 p.m.

For more information: Call (310) 628-3219

### **THE MARINA DEL REY SUMMER CONCERT SERIES 2015**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
7:00 p.m.

#### **Classical Thursdays**

**August 13**  
*Pagliacci*

#### **Pop Saturdays**

**August 8**  
Meshell Ndegeocello

**August 22**  
Los Lonely Boys

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

**FREE MARINA MOVIE NIGHTS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Ongoing through August 29, 2015  
Movie start time: 8:00pm

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

Movie Lineup:

August 15    *Back to the Future Part II*  
August 29    *Casablanca*

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

**DISCOVER MARINA DEL REY 2015**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Sunday, October 11<sup>th</sup>  
11:00 a.m. to 4:00 p.m.

The Department is sponsoring *Discover Marina del Rey Day 2015*, a community event that can be enjoyed free of charge and features booths from various organizations on health, safety and the environment, plus water events, games, music, arts & crafts and children's marionette shows. Visitors who wish to access the popular inflatable games must pay \$5.00 for a wristband. Food and beverages are also available for purchase on one of several gourmet food trucks.

Event parking is available for \$8.00 in County Lots #77 and #4 located at 13560 and 13500 Mindanao Way respectively.

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

GJ:CB:rc



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**Brock Ladewig**  
Deputy Director

August 06, 2015

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 6a – UPDATE ON THE MARINA DEL REY TOXICS AND BACTERIA TOTAL MAXIMUM DAILY LOADS (TMDLs)**

Item 6a on your agenda is an update on the Marina del Rey Toxics and Bacteria TMDLs. Staff will be present to provide the update.

GJ:BW:SP  
ym





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**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

August 12, 2015

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: **ITEM 7a – APPROVAL OF RESOLUTION OF THE SLIP RENTAL FEES FOR ANCHORAGE 47 (PARCEL 47 AT 13589 MINDANAO WAY) MARINA DEL REY**

Item 7a on your agenda pertains to slip rental fees adjustment for the County-owned and managed Anchorage 47 in Marina del Rey. New slip rental fees will be effective at the completion of each new dock under the Anchorage 47 dock reconstruction project. The determination of revised slip rental fees takes into account the different types of slips in Anchorage 47 and local market conditions. Revenue is expected to increase once the dock reconstruction project is complete since the new slips with improved amenities will command higher market rents and maintain a higher occupancy rate.

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 furthers the County's Strategic Plan Goals of "Operational Excellence/Fiscal Responsibility" (Goal 1), as revenue from the revised slip rental fees will ensure fair pricing and adequate funding for professional management and maintenance of the Anchorage 47 marina for enjoyment by boat owners.

GJ:BL:SP:jt

Attachments

\_\_\_\_\_, 2015  
The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF BEACHES AND HARBORS: APPROVAL OF PROCEDURE FOR  
ANNUAL DETERMINATION OF SLIP RENTAL RATES AND  
LIVEABOARD CHARGES  
ANCHORAGE 47 - PARCEL 47 - MARINA DEL REY  
(FOURTH DISTRICT)  
(3 VOTES)**

**SUBJECT**

This action is to approve a procedure for annually determining the slip rental rates for the County-operated Anchorage 47, located on Parcel 47 in Marina del Rey and to authorize the Director of Beaches and Harbors to implement the procedure.

**IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:**

1. Find that the recommended actions are exempt from the provisions of the California Environmental Quality Act pursuant to Public Resources Code Section 21080(b)(8).
2. Adopt the Resolution Approving the Procedure for Annual Determination of Slip Rental Rates and Liveaboard Charges and the Slip Rental Rates Sheet for Anchorage 47 – Marina del Rey.
3. Authorize the Director of the Department of Beaches and Harbors to implement the Procedure for Annual Determination of Slip Rental Rates and Liveaboard Charges and the Slip Rental Rates Sheet for Anchorage 47 – Marina del Rey, effective 30 days after approval by your Board.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On March 25, 2008, County assumed operating responsibilities of Anchorage 47, a 173-slip marina located on Parcel 47 in Marina del Rey. County has an option to purchase Parcel 45W, adjacent to Anchorage 47, from Pacific Marina Venture, LLC, which would add 159 slips to Anchorage 47. County expects to exercise the option in October 2015.

In February 2015, County commenced an Anchorage 47 dock reconstruction project (the "Anchorage Project"), which includes the expected addition of the Parcel 45W slips. When complete, the new Anchorage 47 will be a state-of-the-art marina with 247 regular slips, plus six main channel slips and 11 end-ties. The Anchorage Project was

previously approved by the California Coastal Commission under that certain Los Angeles County Marina del Rey Master Coastal Development Permit 5-11-131. Completion of the Anchorage Project is scheduled for May 2016.

The current procedure for the annual determination of slip rents and liveaboard charges for Anchorage 47 was approved by your Board on July 1, 2008. That procedure sets slip rental rates in July of each year by taking a survey of rates charged by a fixed list of specific marinas in Marina del Rey and calculating the weighted average slip rental rates for like-sized slips in Anchorage 47.

The procedure proposed by this item will give the Director of the Department of Beaches and Harbors ("Director") the authority to select, from year to year, the most comparable marinas to survey, resulting in calculated rental rates that reflect the most current and comparable market pricing, and to make commercially reasonable adjustments to such calculated rates in the best interests of the County to ensure fair pricing and adequate funding for professional management and maintenance of the Anchorage 47 marina for enjoyment by boat owners. The proposed new procedure for the annual determination of slip rental rates and liveaboard charges is attached hereto as Attachment 1 - *Procedure for Annual Determination of Slip Rental Rates and Liveaboard Charges for Anchorage 47 - Marina del Rey* (the "New Procedure"), to be effective 30 days after approval by your Board.

The first period of implementation of the New Procedure commences upon the completion of the first phase of the Anchorage Project (estimated to be October 2015), and ends on the completion of the Anchorage Project (estimated to be May 2016). For that first period of implementation, any increases in regular slip rental rates over existing rates would be capped at 15% for regular slips 35 feet and smaller, and at 25% for regular slips 36 feet and larger. There would be no limits on rate increases for the six main-channel slips and 11 end-ties. After the first implementation period, the rental rates will be marked to market under the New Procedure, without limits on any rate increases.

The *Anchorage 47 Slip Rental Rates Sheet*, attached hereto as Attachment 2, establishes the rates for the first period of implementation, effective 30 days after your Board's approval, and will be applied as each phase of the Anchorage Project is completed and new slips become available for rent.

#### Implementation of Strategic Plan Goals

This recommended action furthers the County's Strategic Plan Goal of "Operational Effectiveness/Fiscal Responsibility" (Goal1), as revenue from the proposed New Procedure will ensure fair pricing and adequate funding for professional management and maintenance of the Anchorage 47 marina for enjoyment by boat owners.

### **FISCAL IMPACT/FINANCING**

Beaches and Harbors projects that revenues generated from the newly constructed docks will be sufficient to fund debt service and will use that source to repay the borrowed funds. In the event that there is a shortfall, Beaches and Harbors will utilize its operating budget to fund the difference.

#### **Operating Budget Impact**

Revenue is expected to increase once the dock reconstruction project is complete since the new docks with improved amenities will command higher market rents and maintain a higher occupancy rate.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The County is the current owner/operator of the Anchorage 47 marina in Marina del Rey. The County is authorized to charge for use of facilities for recreational purposes by adoption of a resolution by the Board pursuant to Government Code section 50402. The Department of Beaches and Harbors, which manages the property, wishes to have a clear and defined method by which to make annual adjustments to slip rental rates and to ensure that those rates are reasonable within the local market and do not require subsidies by the public.

At its meeting of August 12, 2015, the Small Craft Harbor Commission (SCHC) \_\_\_\_\_ the recommendations to approve the procedure for annual determination of slip rental rates and liveaboard charges.

County Counsel has reviewed and approved the Resolution as to form.

#### **Public Hearing Requirements**

Public hearing notice requirements of Government Code Section 6062a have been satisfied and public hearing requirements of Government Code Section 66018, for slip rent increases, will be satisfied by this action.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed New Procedure to establish a methodology for annual readjustment of slip rents at Anchorage 47 is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(8), because the proposed actions involve the establishment or approval of rates for the purpose of meeting operating expenses, including employee salaries and benefits and necessary supply, equipment and material costs for ongoing operations, and for capital projects to maintain service, including but not limited to future dock replacement.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The increased revenue generated by the proposed actions will allow the Department to ensure adequate funds are available for annual appropriation to maintain the Anchorage 47 facilities in safe and good repair.

**CONCLUSION**

Attached are two copies of the proposed Resolution. Return one executed copy to the Department of Beaches and Harbors, along with a copy of the approved Board letter, retaining one executed copy of the Resolution for your files. Should you have any questions please contact Jules Trefler at (310) 301-6096 or [jtrefler@bh.lacounty.gov](mailto:jtrefler@bh.lacounty.gov).

Respectfully submitted,

Gary Jones, Director

GJ:BL:SP:jt

Attachments

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



**EXHIBIT A**

**RESOLUTION APPROVING PROCEDURE FOR ANNUAL DETERMINATION OF  
SLIP RENTAL RATES AND LIVEBOARD CHARGES AND THE SLIP RENTAL  
RATES SHEET FOR ANCHORAGE 47—MARINA DEL REY**

WHEREAS, the County of Los Angeles (County) is the owner of the Parcel 47 leasehold improvements and the permittoe to the existing boat slip permittees at the Anchorage 47 marina; and

WHEREAS, the Department of Beaches and Harbors has implemented an extensive program to provide quality service and keep the docks at Anchorage 47 in a safe condition and has requested approval to adjust the slip rental rates effective on the completion of the first phase of the Anchorage 47 dock reconstruction project (the "Anchorage Project"), estimated to be in October 2015, on the first July 1st following the completion of the last phase of the Anchorage Project, and on July 1st of each year thereafter, based upon the proposed "*Procedure for Annual Determination of Slip Rental Rates and Liveboard Charges for Anchorage 47 — Marina del Rey*" (Attachment 1); and

WHEREAS, the proposed New Procedure seeks to maintain a fair and transparent methodology for calculating annual adjustments to the slip rental rates in the County-operated Anchorage 47 by taking a survey in April of each year of similar market rate marinas in Marina del Rey and calculating a rental rate for each slip found in Anchorage 47; and

WHEREAS, the "*Slip Rental Rates Sheet*" (Attachment 2), establishes the rates for the period from the completion of the first phase of the Anchorage Project, estimated to be in October 2015, to the first July 1st following the completion of the last phase of the Anchorage Project, estimated to be in May 2016, effective thirty (30) days after approval by the Board of Supervisors, and indicates how the liveboard charge will be applied, which is consistent with the New Procedure; and

WHEREAS, such rates are necessary to meet operating expenses, including employee salaries and benefits and necessary supply, equipment and material costs for on-going operations, and for capital projects to maintain service, including but not limited to current and future dock replacement projects; and

WHEREAS, the increased rates are in the public interest and welfare;

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, State of California as follows:

The *Slip Rental Rates Sheet* for the new Anchorage 47 is hereby approved and the *Procedure for Annual Determination of Slip Rental Rates and Liveboard Charges for*

*Anchorage 47 — Marina del Rey* is hereby adopted and the Director of Beaches and Harbors is directed to adjust rates at Anchorage 47 on the completion of the first phase of the Anchorage 47 dock reconstruction project, and on the first July 1st following the completion of the last phase of the project, and on July 1st of each year thereafter in accordance with the Procedure.

The foregoing resolution was adopted on the \_\_\_\_\_, 2015, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

PATRICK OGAWA  
Acting Executive Officer-Clerk of the  
Board of Supervisors of the County of  
Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
Interim County Counsel

By \_\_\_\_\_  
Deputy

## **ATTACHMENT 1**

### **PROCEDURE FOR ANNUAL DETERMINATION OF SLIP RENTAL RATES AND LIVEBOARD CHARGES FOR ANCHORAGE 47 — MARINA DEL REY**

Slip rental rates and liveboard charges are adjusted and a *Slip Rental Rates Sheet* is published to be effective on the completion of the first phase of the Anchorage 47 dock reconstruction project ("Anchorage Project"), and on the first July 1st following the completion of the last phase of the Anchorage Project, and on July 1st of each year thereafter. All existing slip permittees will be notified of the new rates once they are established.

The Anchorage Project will be completed in phases. When each phase is completed, new slip rental rates will be implemented for each new slip completed, for both existing and new slip permittees.

The reconstructed Anchorage 47 docks will contain 253 slips and 11 end-ties. For the purpose of assessing slip rental rates, there are three categories: (a) regular slips, defined as all slips excluding the six main-channel slips located adjacent to the main channel; (b) main channel slips, defined as the six slips adjacent to the main channel; and (c) end-ties.

Regular slip rental rates are based on the weighted averages of posted rates of comparable slips in Marina del Rey each year and from year to year.

Main channel slip rental rates are based on market rates of comparable slips in Marina del Rey each year and from year to year.

End-tie rental rates are based on the posted rates of selected 50-foot slips in Marina del Rey each year and from year to year.

### **PROCEDURE FOR SETTING SLIP RATES**

#### **Valuation Month and Annual Adjustment Date:**

The valuation month for the determination of slip rental rates will be April of each year, at which time the Department will conduct a survey of "Comparable Marinas" and "Comparable Main Channel Slips", as such terms are defined below. Rates will be based on the attached *Slip Rental Rates Sheet* (Attachment 2) during the first implementation period, commencing on the date each new dock receives a Temporary Certificate of Occupancy or a Certificate of Occupancy and ending upon the completion

of the Anchorage Project. Rates will be adjusted on the first July 1st after the end of the first implementation period, and on July 1st of each year thereafter.

**Comparable Marinas:**

The term "Comparable Marinas," is defined as a selection of marinas in Marina del Rey Harbor which are most similar to Anchorage 47, including without limitation age, location and amenities. The Director has delegated authority to select marinas for inclusion each year and from year to year, in his sole discretion and in the best interests of the County.

**Regular Slips:**

The determination of Anchorage 47 regular slip rental rates is based on the per-foot weighted averages of posted slip rates for similar-length slips of Comparable Marinas, as defined below, located in Marina del Rey. The Director has delegated authority to make commercially reasonable adjustments to the calculated rates to ensure fair pricing and adequate funding for professional management and maintenance of the Anchorage 47 marina for enjoyment by boat owners, taking into account market conditions and the best interests of the County, including without limitation, but in particular the demand for Anchorage 47 regular slips, typically indicated by occupancy rates. The Director shall take into account the objective of assessing fair and reasonable rates that are economically sustainable. Anchorage 47 regular slips are grouped and assessed rental rates as follows:

For 20' to 25' slips, the weighted average of comparable marinas posted 25' slip rates;

For 26' to 30' slips, the weighted average of comparable marinas posted 30' slip rates;

For 31' to 35' slips, the weighted average of comparable marinas posted 35' slip rates;

For 36' to 40' slips, the weighted average of comparable marinas posted 40' slip rates;

For 41' to 45' slips, the weighted average of comparable marinas posted 45' slip rates.

**End-Ties:**

The determination of the Anchorage 47 end-tie rental rates is based on the per-foot weighted average of the posted slip rates of 50-foot slips of Comparable Marinas. The Director has delegated authority to make commercially reasonable adjustments to the calculated rates to ensure fair pricing and adequate funding for professional management and maintenance of the Anchorage 47 marina for enjoyment by boat owners, taking into account market conditions and the best interests of the County, including without limitation, but in particular the demand for Anchorage 47 end-ties, typically indicated by occupancy rates. The Director shall take into account the objective of assessing fair and reasonable rates that are economically sustainable.

### **Main Channel Slips:**

The determination of Anchorage 47 main channel slip rental rates is based on the per-foot posted slip rates of selected slips in the Marina del Rey Harbor which are most similar to Anchorage 47's main channel slips, including without limitation length, location, age and amenities ("Comparable Main Channel Slips"). A current example of Comparable Main Channel Slips can be found at Parcel 112, whose marina is relatively new and has large slips 65 to 90 feet in length adjacent to the main channel. The Director has delegated authority to make commercially reasonable adjustments to the calculated rates to ensure fair pricing and adequate funding for professional management and maintenance of the Anchorage 47 marina for enjoyment by boat owners, taking into account market conditions and the best interests of the County, including without limitation, but in particular the demand for Anchorage 47 main channel slips, typically indicated by occupancy rates. The Director shall take into account the objective of assessing fair and reasonable rates that are economically sustainable. The Director has delegated authority to select slips for inclusion, in his sole reasonable discretion and in the best interests of the County.

### **Liveboards:**

The liveboard charge is in addition to the slip rental fee and is set at 55 percent (55%) of the related slip rental rate.

### **LIMITS TO RATE INCREASES FOR THE FIRST PERIOD OF IMPLEMENTATION**

During the first implementation period, commencing on the date each new dock receives a Temporary Certificate of Occupancy or a Certificate of Occupancy and ending upon the completion of the Anchorage Project, any increase in regular slip rental rates over existing rates will be capped at 15% for regular slips 35 feet and smaller, and at 25% for regular slips 36 feet and larger. Rate increases for the six main channel slips and the 11 end ties will not be capped. After the first implementation period, all rental rates will be marked to market under the PROCEDURE FOR SETTING SLIP RATES, above, without limits on any rate increases.

**ATTACHMENT 2**

**DEPARTMENT OF BEACHES AND HARBORS  
ANCHORAGE 47  
SLIP RENTAL RATES SHEET  
(Effective 30 Days after Board of Supervisors approval)**

<b>SLIP SIZES</b>	<b>WEIGHTED AVERAGE PER-FOOT RATE (capped)</b>	<b>MONTHLY RENTAL RATE (capped)</b>
<b>Regular Slips</b>		
20 foot	\$14.17	\$283.40
22 foot	\$14.17	\$311.74
23 foot	\$14.17	\$325.91
24 foot	\$14.17	\$340.08
27 foot	\$14.17	\$382.59
28 foot	\$14.17	\$396.76
30 foot	\$15.68	\$470.40
34 foot	\$16.48	\$560.32
36 foot	\$19.89	\$716.04
38 foot	\$19.89	\$755.82
40 foot	\$20.73	\$829.20
42 foot	\$22.40	\$940.80
<b>Main Channel Slips</b>		
25 foot	\$35.00	\$ 875.00
35 foot	\$35.00	\$1,225.00
47 foot	\$35.00	\$1,645.00
59 foot	\$35.00	\$2,065.00
74 foot	\$35.00	\$2,590.00
85 foot	\$40.00	\$3,400.00
<b>End-Tie per linear foot</b>	<b>\$27.48</b>	

**Liveaboard Charges**      55% of the related monthly slip rent (in addition to slip rent)

**NOTICE OF PUBLIC HEARING  
PROPOSED SLIP RENTAL RATES INCREASE**

Notice is hereby given that a public hearing will be held by the Board of Supervisors regarding increases to the slip rental rates at Anchorage 47 in Marina del Rey, operated by the Department of Beaches and Harbors, effective 30 days after approval by the Board of Supervisors. The slip rental rate increases are to assist in covering employee salaries and benefits and necessary supply, equipment and material costs for ongoing operations and for capital projects to maintain service, including but not limited to current and future dock replacement projects.

Said hearing will be held on \_\_\_\_\_, 2015 at \_\_\_\_\_ a.m./p.m. in the Hearing Room of the Board of Supervisors, Room 381B, Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012.

The Board of Supervisors will consider and may adopt the 2015-16 slip rental rates sheet. Further, notice is given that the Board of Supervisors may continue this hearing from time to time.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call (310) 305-9504.

Si no entiende esta noticia o si necesita mas informacion, favor de llamar a este numero (310) 305-9523.



August 06, 2015

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: **ITEM 7b – DEPARTMENT STRATEGIC PLAN PAMPHLET**

I'm pleased to present you with this pamphlet highlighting the Department's Strategic Plan and identifying not only our goals and objectives through Fiscal Year 2016-17, but also our Vision, Mission, Motto, and Values. We're especially proud that the included photos were taken by our employees. Employees are encouraged to submit photos of scenes they come across in their daily work for consideration as the "DBH Photo Share of the Week," distributed Department-wide via email, as well as for the Department's holiday and birthday cards and special publications such as the pamphlet.

Our overall efforts are focused on enhancing access to and promoting and supporting Marina del Rey and the beaches we own, control and/or manage, while also balancing recreational use with environmental resilience. Providing top-notch service the public can count on is the focal point of my leadership and the principle that will guide our actions Department-wide.

Our focus in Fiscal Year 2015-16 is on developing expertise and expanding partnerships toward informed environmental decision-making, improved Marina wayfinding and branding, expanded public outreach and education, and contemplating a process for expanding our recreational offerings. To support empowering an engaged and motivated workforce, I constituted working groups made up of mid-level managers to develop our specific performance goals related to these broad areas, with each group charged with gathering input from employees throughout the department. These groups have just collectively reported out their proposed goals to our executive group, which is reviewing them for incorporation into our individual performance plans.

Through this inclusionary approach to establishing our priorities, I hope to ensure strong staff commitment to the work that follows, as well as to proactively develop our future leaders. It is through their empowerment that we will succeed in achieving our vision of preserving and enhancing Los Angeles County's beaches and Marina del Rey as premier destinations for current and future generations.

GJ:ks

Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director



# Vision, Mission, Motto, and Values

## VISION

To preserve and enhance Los Angeles County's beaches and marina as premier destinations for current and future generations.

## MISSION

The Department of Beaches and Harbors is dedicated to caring for Los Angeles County's coastline and Marina del Rey.

## MOTTO

Caring for Your Coast

## VALUES

**Professional**—We are collaborative, action-oriented, respectful, deliberate and ethical in our approach to our responsibilities and the delivery of high-quality services.

**Accountable**—We are responsible for our decisions, behaviors and actions and will manage them in a way that maintains the public's trust.

**Diverse**—We reflect, appreciate and serve diverse populations and both recognize and balance competing interests in performing our duties.

**Conscientious**—We can be counted on to serve the public consistently and with care, building on the investments and achievements of past generations to chart the best course for our future.

**Transparent**—We believe in open, honest government.

**Caring  
for Your  
Coast**



## DEPARTMENT OF BEACHES & HARBORS

Gary Jones  
Director

Kerry Silverstrom  
Chief Deputy

John Kelly  
Deputy Director

Brock Ladewig  
Deputy Director

## BOARD OF SUPERVISORS

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County of Los Angeles  
**Department of Beaches & Harbors**

# Strategic Plan

FY 2014-15 through FY 2016-17

**Caring  
for Your  
Coast**



# Department of Beaches and Harbors Strategic Plan Goals and Objectives

## Goal A

### Access

Enhance access to all our beaches and the Marina for recreational purposes.

#### Objectives

- Ensure that our beaches and Marina are clean, safe and in good condition.
- Expand services, programs and events to encourage Marina and beach use by all.
- Continue to enhance our Marina infrastructure and programs as the premier recreational boating marina in the nation.
- Optimize parking operations.
- Encourage multi-modal access to the Marina and our beaches.
- Collect data on user behavior patterns and preferences to inform decisions on beach and Marina access.

## Goal B

### Economic Vitality

Support a vibrant Marina community and promote attractive beaches to expand visitorship and economic opportunities for the region.

#### Objectives

- Develop an Asset Management strategy for the next phase of Marina redevelopment.
- Identify and secure ongoing funding sources for beach infrastructure capital projects and deferred maintenance, as well as an increased contribution for the Marina.
- Enhance public amenities and services to complement private investment in the Marina's leaseholds.
- Strengthen Marina del Rey's image as an inviting place to recreate and live.
- Promote Marina del Rey as a tourist destination.

## Goal C

### Environmental Stewardship

Protect and maintain the beaches and Marina in a manner that balances recreational use with environmental resilience for the benefit of current and future users.

#### Objectives

- Build capacity and expertise to more effectively address environmental priorities.
- Strengthen relationships and organizational alliances to foster collaborative approaches to address environmental policies and issues.
- Actively participate and engage with environmental research/educational institutions.
- Educate members of the public on what they can do to help maintain clean beaches and a clean Marina.

## Goal D

### Service Excellence

Provide reliable, high quality services to beach and Marina users and stakeholders.

#### Objectives

- Promote and recognize high quality customer service.
- Raise our public profile as the primary customer service provider.
- Maintain and strengthen relationships with all stakeholder groups.
- Strengthen the Marina del Rey community and civic identity.

## Goal E

### Organizational Effectiveness

To best serve the public, maintain efficient and effective internal systems to maximize productivity and achieve our mission and vision.

#### Objectives

- Reorganize the Department's structure.
- Attract, empower and retain a top quality, engaged and motivated workforce.
- Strengthen inter- and intra-departmental communication.
- Strengthen our emergency preparedness function and capability and further instill and integrate risk management practices.
- Optimize and enhance the use of information technology.
- Relocate and consolidate our administrative functions to more central, visible, and easily-accessed locations within the Marina.


*Caring  
for Your  
Coast*





August 06, 2015

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 8 - ONGOING ACTIVITIES REPORT**

Caring for Your Coast

• • •

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

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

No items relating to Marina del Rey were heard by the Board of Supervisors for the months of May and June 2015.

On July 14, 2015 the Board of Supervisors authorized the Director of Beaches and Harbors, or his designee, to award and execute Master Agreements with multiple contractors to provide the Department of Beaches and Harbors with as-needed economic consultant services pertaining to Marina del Rey and County-owned, controlled or managed beaches for an initial term of three years with three one-year extension options, effective upon execution, for a potential total term of six years, at an annual aggregate cost not to exceed \$100,000, up to a maximum amount over the potential total term of \$600,000.

On July 14, 2015 the Board of Supervisors also approved to waive accumulated slip fees for nonprofit organizations with vessels previously housed at Anchorage 47 at reduced or no cost and authorize the Director of the Department of Beaches and Harbors to adjust fees during construction of the Anchorage 47 Dock Replacement Project.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

No items relating to Marina del Rey were heard by the Regional Planning Commission for the months of May and June 2015.

On July 22, 2015 the Regional Planning Commission approved the Coastal Development Permit and associated entitlements for the proposed 288-room Marriott Hotel at Parcel 9U, located at Via Marina and Tahiti Way. The last day to appeal the Commission's decision to the Board of Supervisors is August 5, 2015.

A hearing is scheduled on August 26, 2015, to have the project entitlements and Draft Environmental Impact Report (EIR) reviewed by the Regional Planning Commission for the construction of approximately 83,000 square feet of commercial, restaurant, boater-serving, community-serving and office space, with a 56-space dry-stack storage facility, on Parcel 44. The project also includes the replacement of a 198-slip marina with a

143-slip marina. The marina replacement has already been approved by the California Coastal Commission.

### **CALIFORNIA COASTAL COMMISSION CALENDAR**

At a hearing on May 15, 2015, the Coastal Commission concurred with the Executive Director's determination that no changed circumstances existed relating to Coastal Development Permit A-5-MDR-12-161, for a wetland park on Marina del Rey Parcel 9U, and extended the permit for a period of one year from the date that it was originally granted.

### **VENICE DUAL FORCE MAIN PROJECT UPDATE**

The City of Los Angeles is in the process of obtaining a Coastal Development Permit from the California Coastal Commission.

### **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 May 2015 meeting minutes are attached.

### **MARINA DEL REY SLIP REPORT**

The overall vacancy rate across all anchorages in Marina del Rey stood at 14.1% and 13.8% for May and June 2015, respectively. After adjustment to remove out-of-service slips and 50% of available double slips, the respective vacancy rates were at 13.8% and 13.6%. The reporting errors by Parcels 18, 20 and 21 have been corrected; staff will continue to monitor the vacancy reports for their accuracy. 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**

No further updates from lessee's presentation at May 2015 SCHC meeting.

### **NORTH JETTY VIEW PIERS CLOSURE REPORT**

The Marina del Rey North Jetty View Piers project entails the demolition and in-kind replacement of four view piers that were constructed in 1979. Each of the four view piers is approximately 16 feet by 24 feet in size and cantilever out over the shoreline revetment. The nearly 40-year old structures are in advanced stage of disrepair and

have been closed to the public and as result, in need of replacement. The intent is to replace the structures with structures in-kind. The project will be accomplished using conventional construction techniques. A vigilant public safety plan will be enforced during construction of the project including the use of temporary barricades and construction tape to separate the construction zone from the public use areas.

Currently Beaches and Harbors engineering consultant expects to have the 50% plans completed for Beaches and Harbors review by August 21, 2015. Once the completed plans and permits are issued and approved, construction can begin. The estimated project duration would be two months.

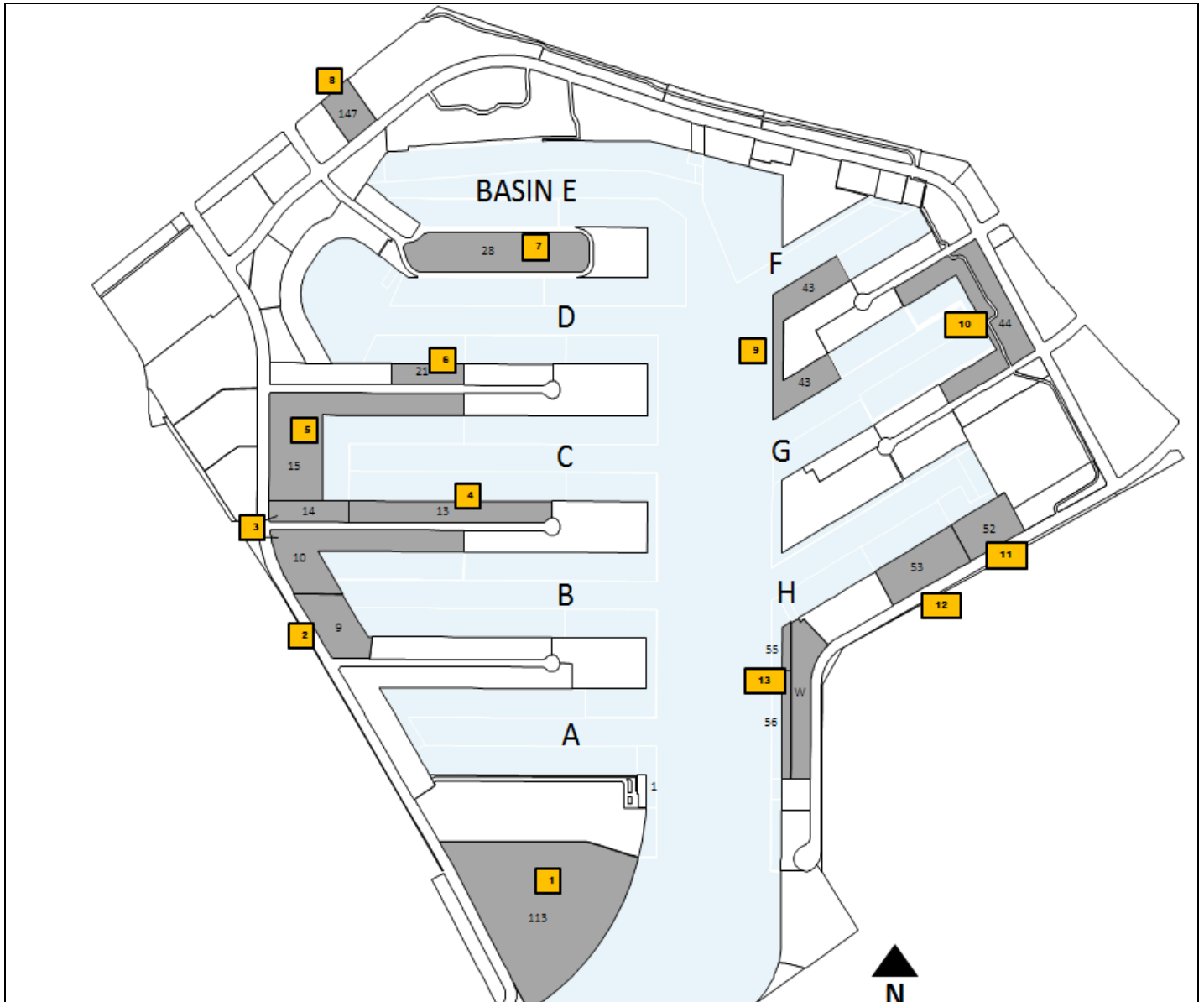
GJ:BW:SP  
ym

Attachments (6)

Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of August 6, 2015						
Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
Seeking Approvals						
2	<b>9</b> -- 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).	<b>Massing</b> -- Revised project will be resubmitted at a later date. <b>Parking</b> -- Parking plan will be resubmitted at a later date.	Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC heard the item on 10/29/08. On 10/14/09, the RPC requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC also approved the CDP for wetland park and Plot Plan for the docks on 3/10/10. The park and hotel projects were both appealed to BOS. On April 26, 2011, the BOS asked that a modified hotel design return to RPC and DCB for reconsideration. The appeal of the park project was denied by the BOS. The park was appealed to the CCC on 06/07/12. On 12/12/12 the CCC found that the appeal raised a substantial issue. The CCC then approved a revised project (permit A-5-MDR-12-161). The redesigned hotel returned to DCB in January 2014. On 1/15/14, a new dual building hotel design project obtained conceptual approval by DCB. On July 22, 2015, the Regional Planning Commission approved the hotel project.	
3	<b>10/14 (FF)</b> -- Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. LCP Amendments were included in the LCP map and text amendment which was approved by the BOS on 2/1/11; on April 26, 2011, the BOS indicated its intent to approve the project and recertified the EIR; Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Final approval of the project was granted by the BOS on 5/15/12. The project was appealed to the CCC on 06/07/12. On 7/12/12, the CCC found no substantial issue on the appeals. On January 21, 2015, the final project design was approved by the Design Control Board.	
6	<b>21</b> -- 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	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for 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 September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10. On April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied the appeal of the BOS 10/17/11 determination and the approval was final. Final DCB approval granted on 4/18/12. Demolition began on February 10, 2014.	
9	<b>43</b> -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	<b>Massing</b> -- <b>Parking</b> -- 163 Boater Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. On 8/29/13 BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years at Parcel 42. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW. Regulatory -- MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Dock replacement will be phased during a 5-year period beginning in 2015.	No Variance proposed. Parking Permit for reduced parking.
10	<b>44</b> - 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	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- The lessee initialed a term sheet in May 2013 and initialed a revised Term Sheet on July 9, 2015. Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Conceptual project approved by DCB on 7/16/13. DEIR filed with DRP in March 2014. 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. The project is scheduled to go before the RPC on August 26, 2015.	Shared Parking Agreement No Variance proposed
11	<b>52</b> -- 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	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Lease Option Agreement and extension for 6 months approved on 5/14/13. An extension to the Option was approved at the 11/12/13 BOS meeting. Regulatory -- DCB review continued on March 2007, project denied on May 2007. DRP application filed December 2008. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was 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.	Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
12	<b>53</b> -- The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	Massing -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. Parking -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary -- On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold. Regulatory -- DCB conceptual approval obtained on 8/21/13. The Regional Planning Commission approved the project CDP and adopted the MND at the March 25, 2015 hearing.	
13	<b>55/56/W</b> -- 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	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds)	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired. Lessee reconfiguring project. The lessee provided the SCHC with project updates at the March and May 2015 meetings. Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screen check DEIR in review. Lessee has indicated intent to submit a revised project. 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.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
1	<b>113</b> -- 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	<b>Massing</b> -- Thirty existing buildings varying from 1 to 4 stories high <b>Parking</b> -- Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary -- A term sheet was initialed 9/23/2013 to create the economic terms of a lease extension. Regulatory -- EIR Scoping meeting held on 12/10/13. NOP for EIR public review from 11/19/13 through 12/19/13. On 3/26/14, DCB denied the conceptual design proposal and asked that the 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.	
8	<b>147 (OT)</b> -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accommodation units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- 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; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 were effective 4/19/12. Final DCB approval on 4/18/12. The BOS approved the project on 06/12/12.	
Construction in Process						
4	<b>13</b> -- 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.	<b>Massing</b> -- Four existing buildings up to 3 stories high <b>Parking</b> -- 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 Board 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.	
5	<b>15</b> -- AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-parking space garage	<b>Massing</b> -- Six buildings up to 5 stories and 70' high <b>Parking</b> -- 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	<b>28</b> -- 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	<b>Massing</b> -- Seven buildings up to 3 stories high <b>Parking</b> -- Existing subterranean parking structure contains 947 parking spaces.	Proprietary -- The lessee initialed a term sheet in August 2013. The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Regulatory -- DCB conceptual approval obtained on 11/20/13. On July 15, 2015, the DCB approved the final design of the project.	



## Project Status Report - Key Map







Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

## DESIGN CONTROL BOARD MINUTES May 20, 2015

**Members Present:** Helena Jubany, FAIA, Vice Chair (First District); Jerome Stanley, Member (Second District); Tony Wong, P.E., Member (Fifth District)

**Members Absent:** Peter Phinney, AIA, Chair (Fourth District) Simon Pastucha, Member (Third District);

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

**County Staff Present:** Kevin Finkel, Department of Regional Planning; Amy Caves, County Counsel

**Guests Testifying:** Kevin Michaels, Killer Shrimp Cafe; Ryan Hawley, Waterside Marina del Rey

### 1. Call to Order and Pledge of Allegiance

Vice Chair Jubany called the meeting to order at 1:36 PM

On a motion of Mr. Wong, seconded by Mr. Stanley, the absences of Chair Phinney and Mr. Pastucha were excused.

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

Mr. Wong led the Pledge of Allegiance.

### 2. Approval of April 15, 2015 minutes

On a motion of Mr. Wong, seconded by Mr. Stanley, the April 15, 2015 minutes were approved.

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

### 3. Public Comment

Helen Coyne Hoerle expressed concerns about the traffic issues the proposed Trader Joe's project might create.

### 4. Consent Agenda

None

### 5. Old Business

A. Parcels 33 – Killer Shrimp Cafe – After-the-fact consideration of modified business identification signage– DCB#12-003-B

Ms. Tashjian presented the staff report.

Kevin Michaels added that the new signage was due to the change in hours of operation. He stated that the business was now open 24 hours.

### Public Comment

None



**Board Comment**

None

**On a motion of Mr. Wong, seconded by Mr. Stanley, the item was approved as submitted.**

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

**B. Parcels 50 – Waterside Shopping Center – Consideration of new business identification signage – DCB#13-014-B**

Ms. Tashjian presented the staff report.

Ryan Hawley introduced himself and stated that he was returning with a new business signage proposal because his original signage design, which was previously submitted in 2013, was denied.

**Public Comment**

None

**Board Comment**

Mr. Stanley asked the applicant if initially their research indicated that a 12' tall sign would be better for public visibility.

Ryan Hawley replied affirmatively and stated his opinion that the original sign was also in compliance with the regulations of Marina del Rey's sign code.

Mr. Stanley asked if Mr. Hawley believed that the revised monument sign's proposal would be effective.

Ryan Hawley replied that he did believe that the new signage would be effective, although he also believed that the 12'-tall signage would be more effective.

Vice Chair Jubany asked staff to clarify if the Marina del Rey's sign requirements do not allow tall monument signs.

Mr. Wong stated that the Board is trying to move away from tall monuments signs.

Ryan Hawley stated that they did research the codes and they determined that the 12'-tall sign was permitted. He further stated that the reduction in height was due to the Board's comments.

Mr. Stanley stated that he wanted to make sure the smaller freestanding sign worked for the businesses.

Ryan Hawley replied that he is satisfied with the proposed signage.

**On a motion of Mr. Wong, seconded by Mr. Stanley, the item was approved as submitted.**

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

Ms. Miyamoto clarified that the original signage proposal called for a 16'-tall sign.

Vice Chair Jubany stated that the Board had consistently tried to avoid tall monument signs.

**6. New Business**

None

**7. Staff Report**

Ms. Miyamoto reported that the Venice Dual Force Main's Coastal Development Permit, which was granted by the City of Los Angeles, was appealed. That appeal was denied by the City Engineer.

**Public Comment**

Bev-Sue Powers requested information about the Board of Supervisors Actions on Items relating to Marina del Rey.

Ms. Miyamoto reported that on April 7, 2015, the Board of Supervisors approved the Marina del Rey Absorbent Pad Exchange Program, and authorized the Department of Beaches and Harbors (DBH) to enter into an agreement where the Bay Foundation would provide motor oil absorbent pads to MdR boaters, free of charge, for a period of one year.

Patricia McPherson asked if the Santa Monica Bay Restoration Foundation was related to the Santa Monica Bay Restoration Commission.

Ms. Miyamoto replied that she was aware of a connection between the two organizations, but had not researched their relationship.

Patricia McPherson requested that the Board research the relationship between the two for clarification of the legal relationship, if any.

Vice Chair Jubany clarified that the item is not under the purview of the Board and that the report on Board of Supervisors actions related to Marina del Rey was for informational purposes.

Patricia McPherson asked if the Board was given any information in regards to the Board of Supervisors' discussions while in Washington D.C., regarding Marina del Rey or the Board.

Mr. Wong replied that the Board had no information on this topic.

**8. Commemoration of Historic Figures and Events in Honor of Marina del Rey's 50<sup>th</sup> Anniversary**

Ms. Tashjian presented the staff report.

Vice Chair Jubany adjourned the meeting in honor of the U.S. Army Corps of Engineers.

**9. Adjournment**

Vice Chair Jubany adjourned the meeting at 2:04 PM.

Respectfully Submitted,

Yeni Maddox  
Secretary for the Design Control Board

May-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%	2	80	2.5%	2	44	4.5%	3	42	7.1%	2	12	16.7%	1	7	14.3%	0	21	0.0%	10	214	4.7%					
P8	1	15	6.7%	2	48	4.2%	17	82	20.7%	3	38	7.9%	0	16	0.0%	0	7	0.0%	0	1	0.0%	23	207	11.1%					
P10	1	12	8.3%	11	126	8.7%	0	22	0.0%	0	20	0.0%	0	0		0	0		0	0		12	180	6.7%					
P12	0	0		0	0		0	30	0.0%	2	53	3.8%	5	58	8.6%	0	44	0.0%	1	31	3.2%	8	216	3.7%					
P13	0	0		0	3	0.0%	3	33	9.1%	5	70	7.1%	6	36	16.7%	4	36	11.1%	1	8	12.5%	19	186	10.2%					
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	12	198	6.1%	4	68	4.4%	1	41	2.4%	0	39	0.0%	1	26	3.8%	2	18	11.1%	0	34	0.0%	20	424	4.5%	1			1	
P20	0	42	0.0%	4	59	1.7%	0	21	0.0%	0	9	0.0%	0	8	0.0%	0	0		0	0		4	139	0.7%				3	
P21	41	121	27.3%	3	51	5.9%	0	0		0	10	0.0%	0	0		0	0		0	0		44	182	19.8%	29	8			
P28	0	0		45	182	24.7%	4	100	4.0%	16	82	19.5%	0	0		3	9	33.3%	0	2	0.0%	68	375	18.1%					
P30	1	8	12.5%	6	70	2.9%	5	51	7.8%	1	33	3.0%	1	26	3.8%	0	52	0.0%	2	55	0.0%	16	295	3.1%	5	2		5	
P41	8	90	8.9%	4	24	16.7%	5	34	14.7%	0	0		0	0		0	0		0	0		17	148	11.5%					
P43	53	109	48.6%	38	120	31.7%	5	70	7.1%	4	36	11.1%	0	0		1	10	10.0%	0	4	0.0%	101	349	28.9%					
P44(P45)	107	269	39.4%	4	51	7.8%	4	71	5.6%	0	0		0	0		0	0		0	0		115	391	29.2%	97	1			
P47	31	53	32.1%	43	81	37.0%	16	29	31.0%	6	6	0.0%	1	1	100.0%	1	1	100.0%	0	0		98	171	33.9%				40	
P53	0	34	0.0%	1	23	4.3%	2	37	5.4%	0	9	0.0%	0	0		0	0		0	0		3	103	2.9%					
P54	0	0		0	3	0.0%	0	0		5	24	12.5%	1	6	16.7%	0	7	0.0%	1	14	7.1%	7	54	9.3%	4	2			
P111	0	20	0.0%	2	27	7.4%	0	2	0.0%	0	15	0.0%	0	0		0	8	0.0%	3	39	7.7%	5	111	4.5%	0				
P112	3	100	3.0%	0	0		1	11	9.1%	1	24	4.2%	0	0		0	0		4	40	10.0%	9	175	5.1%					
P125I	5	24	20.8%	8	49	16.3%	14	93	15.1%	10	50	20.0%	1	27	3.7%	0	17	0.0%	8	18	44.4%	46	278	16.5%	2				
P132	1	29	0.0%	0	3	0.0%	2	68	1.5%	0	58	0.0%	0	45	0.0%	0	39	0.0%	0	20	0.0%	3	262	0.4%	1	1	1		
Grand Total	264	1132	23.3%	177	1068	16.6%	81	839	9.7%	56	618	9.1%	18	261	6.9%	12	255	4.7%	20	292	6.8%	628	4465	14.1%	139	14	50	236	4701

**Summation**

Vacancy in 18'-25'	23.3%
Vacancy in 26'-30'	16.6%
Vacancy in 31'-35'	9.7%
Vacancy in 36'-40'	9.1%
Vacancy in 41'-45'	6.9%
Vacancy in 46' to 50'	4.7%
Vacancy in 51' and over	6.8%

<b>Total Vacancy</b>	<b>14.1%</b>
<b>Vacancy w/o DOUBLES, OUT OF SERVICE slips</b>	<b>13.8%</b>

Note: Parcel 15 dock reconstruction project expected commencement date is September 2014.

## Marina del Rey Slip Vacancy Report

Jun-15	18-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL	TOTAL	%	DOUBLES	DOUBLES	NON-DBL	TTL OFF-LINE	TTL including OFF-LINE
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		
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%	2	80	2.5%	2	44	4.5%	4	42	9.5%	2	12	16.7%	0	7	0.0%	0	21	0.0%	10	214	4.7%					
P8	1	15	6.7%	2	48	4.2%	15	82	18.3%	2	38	5.3%	0	16	0.0%	0	7	0.0%	0	1	0.0%	20	207	9.7%					
P10	1	12	8.3%	11	126	8.7%	0	22	0.0%	0	20	0.0%	0	0		0	0		0	0		12	180	6.7%					
P12	0	0		0	0		0	30	0.0%	1	53	1.9%	2	58	3.4%	0	44	0.0%	1	31	3.2%	4	216	1.9%					
P13	0	0		0	3	0.0%	3	33	9.1%	9	70	12.9%	9	36	25.0%	4	36	11.1%	3	8	37.5%	28	186	15.1%					
P15	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0						236
P18	7	198	3.5%	6	68	7.4%	0	41	0.0%	0	39	0.0%	1	26	3.8%	1	18	5.6%	0	34	0.0%	15	424	3.3%					
P20	1	42	2.4%	5	59	3.4%	0	21	0.0%	0	9	0.0%	0	8	0.0%	0	0		0	0		6	139	2.2%					
P21	41	121	29.8%	2	51	3.9%	0	0		0	10	0.0%	0	0		0	0		0	0		43	182	20.9%	28	5			
P28	0	0		42	182	23.1%	3	100	3.0%	16	82	19.5%	0	0		4	9	44.4%	0	2	0.0%	65	375	17.3%					
P30	0	8	0.0%	6	70	2.9%	3	51	3.9%	1	33	3.0%	1	26	3.8%	2	52	3.8%	2	55	0.0%	15	295	2.7%	4	2	5		
P41	9	90	10.0%	4	24	16.7%	5	34	14.7%	0	0		0	0		0	0		0	0		18	148	12.2%					
P43	55	109	50.5%	36	120	30.0%	5	70	7.1%	2	36	5.6%	0	0		2	10	20.0%	0	4	0.0%	100	349	28.7%					
P44(45)	109	269	40.1%	6	51	11.8%	5	71	7.0%	0	0		0	0		0	0		0	0		120	391	30.4%	97	1			
P47	31	53	32.1%	46	81	40.7%	18	29	34.5%	6	6	0.0%	1	1	100.0%	1	1	100.0%	0	0		103	171	36.3%				41	
P53	0	34	0.0%	0	23	0.0%	3	37	8.1%	0	9	0.0%	0	0		0	0		0	0		3	103	2.9%					
P54	0	0		0	3	0.0%	0	0		5	24	12.5%	1	6	16.7%	0	7	0.0%	1	14	7.1%	7	54	9.3%	4	2			
P111	0	20	0.0%	2	27	7.4%	0	2	0.0%	0	15	0.0%	0	0		0	8	0.0%	1	39	2.6%	3	111	2.7%					
P112	3	100	3.0%	0	0		0	11	0.0%	1	24	4.2%	0	0		0	0		3	40	7.5%	7	175	4.0%					
P125I	3	24	12.5%	6	49	12.2%	13	93	14.0%	9	50	18.0%	1	27	3.7%	0	17	0.0%	5	18	27.8%	37	278	13.3%	1				
P132	1	29	0.0%	0	3	0.0%	1	68	0.0%	0	58	0.0%	0	45	0.0%	0	39	0.0%	0	20	0.0%	2	262	0.0%	1	1	1		
Grand Total	262	1132	23.1%	176	1068	16.5%	76	839	9.1%	56	618	9.1%	18	261	6.9%	14	255	5.5%	16	292	5.5%	618	4465	13.8%	135	11	51	236	4701

## Summation

Vacancy in 18'-25'	23.1%
Vacancy in 26'-30'	16.5%
Vacancy in 31'-35'	9.1%
Vacancy in 36'-40'	9.1%
Vacancy in 41'-45'	6.9%
Vacancy in 46' to 50'	5.5%
Vacancy in 51' and over	5.5%

Total Vacancy	13.8%
Vacancy w/o DOUBLES, OUT OF SERVICE slips	13.6%

Note: Parcel 15 dock reconstruction project in process

May-15

	Under Construction	Net Available	TOTAL MoR	% of TOTAL	CDP MIN THRESHOLD
25' & Less					
Number of Slips	106	1132	4460	25%	16%
26'-30'					
Number of Slips	32	1068	4460	24%	19%
30'-35'					
Number of Slips	70	1674	4460	38%	18%

Notes

4761 - pre-construction number of slips

Jun-15

	Under Construction	Net Available	TOTAL Mdr	% of TOTAL	CDP MIN THRESHOLD
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