

SMALL CRAFT HARBOR COMMISSION AGENDA July 13, 2016 10:00 A.M.

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



Audio

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

2. APPROVAL OF MINUTES

Small Craft Harbor Commission Meeting of April 13, 2016.

3. (1) COMMUNICATION FROM THE PUBLIC

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

4. (1) COMMUNICATION WITH THE COMMISSIONERS

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

5. (1) REGULAR REPORTS

a. Marina Sheriff

(DISCUSS REPORTS)

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

b. Marina del Rey and Beach Special Events

(DISCUSS REPORT)

c. Marina Boating Section Report

(VERBAL REPORT)

6. OLD BUSINESS

None

7. **NEW BUSINESS**

a. Dock 55 Management Program

(PRESENTATION)

b. Lease Amendment for Parcel 20 (Panay Way Marina) to include Decennial Rent Adjustment.

(ENDORSEMENT)

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c. Lease Amendment for Parcel 33 (Killer Shrimp) to include Decennial Rent Adjustment.

(ENDORSEMENT)

8. (1) STAFF REPORTS

Ongoing Activities

- (DISCUSS REPORTS)
- Board Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- California Coastal Commission Calendar
- Venice 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

9. **ADJOURNMENT**

PLEASE NOTE

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

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

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

Marina del Rey, CA 90292

Burton Chace Park Community Room
13650 Mindanao Way
Marina del Rey, CA 90292
Lloyd Taber-Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292
Marina del Rey, CA 90292

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

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

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SMALL CRAFT HARBOR COMMISSION MINUTES April 13, 2016

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

Department of Beaches and Harbors: Gary Jones, Director; Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Carol Baker, Chief of Community and Marketing Services Division; Michael Blenk; Real Property Agent I, Gloria Perez, Management Fellow

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

Item 1- Call to Order and Pledge of Allegiance

Chair Lumian called the meeting to order at 10:03 a.m. followed by the Pledge of Allegiance led by Sheriff Deputy Nichols. Chair Lumain read the Commission's policy on public comments.

Item 2- Approval of Minutes

Commodore Orr, from SMYWC, requested that his two page Objectives Statement that he presented at the March 3rd Special Night meeting be included in the minutes. He also requested that his questions about the expansion of Chace Park, and Chair Lumian's response also be included in the minutes.

Chair Lumian clarified that there are two sets of minutes being reviewed requiring two separate motions.

Approval of the January 13, 2016 Minutes: Motion to approve by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.

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

Commissioner Lesser asked for clarification about adding Commodore Orr's Statement to the minutes and commented that the Commission does not usually include these types of items in the minutes.

Ms. Caves replied that the minutes act as a summary of the meeting; however, the Commission is free to amend the minutes as they so choose. She reminded the Commissioners that an audio file of the entire meeting is available on-line.

Approval of the Special March 3, 2016 Night Meeting Minutes: Motion by Commissioner Lesser to amend the minutes to include Commodore Orr's and Chair Lumian's comments, but not add the Statement, seconded by Commissioner Alfieri, unanimously approved.

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

Item 3 – Communication from the Public:

Nancy Vernon Marino voiced her concern with the materials made available on-line through the DBH website for the SCHC meeting. She commented that some of the documents were illegible. She also voiced her concern about the perception that boating is expensive. She wanted to emphasize that Marina del Rey is for all boaters in Los Angeles County and not just the wealthy and she asked the Commissioners to keep this in mind when voting on decisions regarding landside development.

Chair Lumian requested that staff review the on-line documents and take measures to improve the quality.

Captain Alex Balian spoke about stand up paddleboards (SUPs). He asked that DBH reference the US Coast Guard's Navigation Rules and Regulations when developing policies affecting these types of vessels. Additionally he pointed out that the Fisherman's Village item had been removed from the agenda and requested a staff report at every SCHC meeting.

Commissioner Lesser asked staff to add Fisherman's Village to future agendas.

Art Warschaw, a representative from Hydrobikes, Inc. spoke about HydroBikes not being allowed to operate in MdR. He commented that other marinas throughout the US allowed HydroBikes and asked the Commission to review the matter.

Chair Lumian asked if HydroBikes are specifically excluded.

Gary Jones replied that they are prohibited by ordinance of the County Code. However, the County Code does not specifically list newer vessels that are seen today on the waterways. DBH staff will analyze the issue when the Department reviews the need to amend the County Code.

Steve Potter, Director of the juniors' program at the SMWYC, thanked DBH staff for working with the club during the reconstruction of the docks, making it possible to continue to offer the program this summer.

Item 4 – Communication with the Commissioners

Commissioner Rifkin mentioned an article in the LA Times about the Space Shuttle's Tank scheduled to be on display at Fisherman's Village and voiced his concern about the logistics. He further asked why the Commissioners were not provided advance notice of this event.

Chair Lumian stated that Carol Baker would speak further about this issue during her report. He also announced that he will be attending the Navigation Safety Advisory Council meeting in Washington D.C. in May.

Item 5a – Marina Sheriff

Deputy Richard Nichols presented the Liveaboard stats reports. He also provided an overview of an ordinance concerning manually propelled vessels. He reiterated that the Coast Guard classifies SUPs as vessels and believes hydrobikes also fall into this category. He explained that the Harbor master is allowed to grant written permission to allow these vessels to operate in the Marina and a number of organizations have been given permission to be on the water during regulated hours.

The Commissioners asked a wide range of questions and Deputy Nichols addressed their concerns. Commissioner Lesser stated that the County Code concerning vessels was written 50 years ago and it needs to be brought up to date.

Vice Chair Rifkin suggested the County Code be discussed at an upcoming meeting to allow for public comment.

Vice Chair Rifkin motioned to have an agenda item at a future meeting about proposed regulations for vessels in the Marina including hydrobikes and SUPs; seconded by Commissioner Lesser, motion carried.

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

Gary Jones stated that the Department will research the County Code and will work with the Harbor master's Office and Lifeguards to draft an amendment. The item will be brought to the SCHC for review before being presented to the Board of Supervisors. He added that County Code is rarely amended and he would like to take the opportunity to review other issues, such as best management practices (bmps), and include them in the proposed amendment.

Chair Lumian agreed with Gary Jones about the importance of establishing bmps. He stated that bmps should focus on safety, traffic, and training.

Vice Chair Rifkin motioned to amend his earlier motion to include directing staff to present a draft amendment to the existing County Code; seconded by Commissioner Lesser, motion carried.

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

Item 5b – MdR and Beach Special Events

Carol Baker distributed information about the special events taking place for the External Tank (ET) relocation including a "Party in the Park" at Burton Chace Park scheduled for May 20, 2016. The Department assisted with planning the logistics. However, NASA asked the Department to keep the information confidential until the plans were finalized. John Kelly gave an overview of the route. Carol Baker announced upcoming summer activities planned for MdR.

Item 5c – Marina Boating Section Report

Michael Blenk reported seven of the eleven docks at Anchorage 47 are completed and are occupied. There is a waiting list and the construction should be completed by June. Additionally, he reported that a free self-serve public pump-out station is now operating at the end of the 600 dock at Anchorage 47.

Nancy Vernon Marino requested that the water buses run full-time during the ET event due to high volume of traffic. She further spoke about the slip vacancy report and believes the table is unclear. She also commented that she would like clarification and a definition of a small craft. MdR was designed as a small craft harbor and she believes the larger vessels should be able to visit but not reside in MdR.

Carly Saltzman, from LA's MarinaFest, thanked DBH staff for their support and spoke about the activities available during the three day event, scheduled June 4-5, 2016.

Item 6a - Old Business

None.

Item 7a – Via Marina Construction Projects Traffic Mitigation Report

Brittany Barker, from Los Angeles County Department of Public Works, presented the staff report providing details of on-going projects within MdR.

Nancy Vernon Marino voiced her concern about the increased traffic and she believes that there are better alternatives. She also commented that Via Marina should not be listed as a scenic highway.

Lenny Shabes asked if the construction is almost completed.

Alex Balian spoke about the importance of advancing the Marina's infrastructure and asked for the public's cooperation during construction.

Vice Chair Rifkin asked if there is a phone number that the public can call if they have any questions or concerns.

Michael Tripp replied that all of the projects are required to post a notice, providing a phone number for people to call with their questions, comments or complaints. Each project will have a separate number.

Vice Chair Rifkin suggested assigning one phone number for all the projects, to make it easier for residents. He further suggested that the County reach out to the City of LA and request that adjustments be made to the timing of the traffic light at Lincoln and Washington. He believes that this will be a way to help mitigate traffic when construction begins.

Brittany Barker responded that the City has been part of the planning process and the County will continue to work with the City.

Commissioner Alfieri suggested adding traffic cops to help with the flow of traffic.

Commissioner Lesser expressed his appreciation to Brittany Barker and stated that he feels that measures have been taken to reduce congestion.

Chair Lumian stated he remains very concerned about the impact the construction will have on businesses, particularly on the west side of the Marina, and he stated that he was pleased the County has taken measures to minimize the impact.

Item 7b – March Night Meeting Public Comments Summary

Gary Jones provided the staff report recapping the public's comments and concerns that were voiced at the Special Night Meeting.

Nancy Vernon Marino stated the Summary of the Public's Comments (Summary) is very well organized. She requested that the Commission request a new study of registered boat owners in the County, prior to developing specific policies. She also wanted to know how the public is being utilized to help guide future policy concerning development of the Marina.

Vice Chair Rifkin asked how many people spoke at the Special Night Meeting.

Gary Jones replied that he didn't have an official count, but he estimated between 50-100 speakers.

Vice Chair Rifkin stated that there was a good amount of participation. He also asked if every comment that was made was included in the Summary. He further stated it seems the Department's visioning statement, goals and objectives addresses all the concerns that were made by the public.

Staff reassured the Commission that great measures were taken to ensure all comments were accurately captured and included in the Summary.

Commissioner Lesser stated that the Summary is a great report but wanted to know the next step. He further commented that some of the items are feasible, others are not, and he would like to know how the Commission can move forward implementing the suggestions.

Gary Jones replied he believed that writing an amendment to the County Code to address SUPs and other such vessels will be a big project. It will generate a large amount of public comment when it is presented at the SCHC. Another high priority is establishing a community boating center, which will be a long process.

Commissioner Lesser expressed his concern about the next steps. He wants to ensure action will be taken in the future.

Commissioner Alfieri stated he would like DBH staff members to report on what items the Department believes are realistic.

Gary Jones stated that he would prefer to hear from the Commissioners. Gary Jones asked the Commissioners to list the top priorities. He envisions scheduling another special meeting to discuss the priorities identified by the Commission.

Chair Lumian thanked the Department for efforts made to publicize the Special Night Meeting. He was pleased that so many efforts are being made by private and public entities to increase access to recreational boating. He noted that even though there was a large number of speakers, a lot of program sponsors did not sign up to speak. However, he believed that there was a sufficient number of good ideas provided to the Commission.

Commissioner Alfieri stated that a boating center should be a high priority and suggested having a subcommittee formed to work with staff.

Vice Chair Rifkin suggested making the Summary available to the public and agreed that there were a lot of people at the Special Night Meeting that did not speak. He further commented that he would like to see more reports from the Department documenting usage of facilities and activities.

Commissioner Alfieri requested that the Department reach out to LMU and UCLA to obtain information about usage.

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Commissioner Lesser was pleased that speakers also spoke about programs available to the public. He further stated that it was nice to hear positive comments and not just complaints.

Gary Jones replied that the Department will follow up with the colleges and added that the Summary will be posted on the Department's website.

Item 8 – Staff Reports

Gary Jones provided the staff reports on ongoing activities.

Captain Alex Balian requested an update on the Fisherman's Village project.

Gary Jones replied that Fisherman's Village will be on future agendas; however, there are no current updates.

Commissioner Lesser asked what is the main reason for the higher vacancy rate of the 25 feet and under boat slips? Gary Jones commented that the Coastal Commission requires a set number of these size slips even though there is no real demand. The Commissioner further asked if any measures can be taken to fill the vacant slips.

Gary Jones replied that the Department is reviewing the possibility of offering reduced fees to organizations that provide a public purpose.

Commissioner Alfieri asked if the CDP minimum threshold on the chart is the guideline.

Gary Jones replied that it is a Coastal Commission requirement and listed in the Marina's Local Coastal Program and can only be changed with an amendment. He reminded the Commission that MdR was originally established as a small craft harbor.

Adjournment

Chair Lumian adjourned the meeting at 12:01 p.m.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION PART I CRIMES APRIL 2016



	West	East	Lost	Marina	Upper	County	Lower	Windsor	View		
	Marina	Marina	R.D.	Water	Ladera	Area	Ladera	Hills	Park	Parks	TOTALS
	2760	2761	2762	2763	2764	2765	2766	2767	2768	2791	
Homicide											0
Rape											0
Robbery: Weapon											1
Robbery: Strong-Arm								1			1
Aggravated Assault	1								1		2
Burglary: Residence							1	3	3		7
Burglary: Other Structure	2						1				3
Grand Theft	8	3		3		1	2	1			18
Grand Theft Auto	4	1							1		6
Arson											0
Boat Theft											0
Vehicle Burglary	7	1					1		1		12
Boat Burglary				1	1						1
Petty Theft	7			1	1	1			4	1	15
REPORTING											
DISTRICTS	29	5	0	5	2	2	5	5	10	1	66
TOTALS											

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

Source- LARCIS, **Date Prepared May 03, 2016**CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - APRIL 2016





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

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

Source- LARCIS, **Date Prepared April 03, 2016** CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- APRIL 2016





	MARINA AREA	EAST END
	(RD'S 2760-	(RD'S 2764-
Part I Crimes	2763)	2768)
Homicide		
Rape		
Robbery: Weapon		1
Robbery: Strong-Arm		1
Aggravated Assault	1	1
Burglary: Residence		8
Burglary: Other Structure	2	
Grand Theft	14	4
Grand Theft Auto	5	1
Arson		
Boat Theft		
Vehicle Burglary	8	4
Boat Burglary	1	
Petty Theft	8	7
Total	39	27

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

Source- LARCIS, Date Prepared – May 03, 2016 CRIME INFORMATION REPORT - OPTION 5A



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION PART I CRIMES MAY 2016



	West	East	Lost	Marina	Upper	County	Lower	Windsor	View		
	Marina	Marina	R.D.	Water	Ladera	Area	Ladera	Hills	Park	Parks	TOTALS
	2760	2761	2762	2763	2764	2765	2766	2767	2768	2791	
Homicide											0
Rape		1									1
Robbery: Weapon									2		2
Robbery: Strong-Arm									1		1
Aggravated Assault	1				1			1	1		4
Burglary: Residence			1		2			7	3		13
Burglary: Other Structure	4										4
Grand Theft	5	4		1	1		2	2	2	1	18
Grand Theft Auto	3	1					3	2	1		10
Arson				1							1
Boat Theft											0
Vehicle Burglary	12			1			1	3	1	1	19
Boat Burglary				2							2
Petty Theft	8	4				1		3	1		17
REPORTING			_	_	_	_	_			_	
DISTRICTS TOTALS	33	10	1	5	4	1	6	18	12	2	92

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

Source- LARCIS, **Date Prepared May 03, 2016**CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - MAY 2016





Community	Upper	Lower
Advisory	Ladera	Ladera
Committee	2764	2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault	1	
Burglary: Residence	2	
Burglary: Other Structure		
Grand Theft	1	2
Grand Theft Auto		3
Arson		
Boat Theft		
Vehicle Burglary		1
Boat Burglary		
Petty Theft		
Total	4	6

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

Source- LARCIS, **Date Prepared June 02, 2016** CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- MAY 2016





	MARINA AREA	EAST END
	(RD'S 2760-	(RD'S 2764-
Part I Crimes	2763)	2768)
Homicide		
Rape	1	
Robbery: Weapon		2
Robbery: Strong-Arm		1
Aggravated Assault	1	3
Burglary: Residence	1	12
Burglary: Other Structure	4	
Grand Theft	10	8
Grand Theft Auto	4	6
Arson	1	
Boat Theft		
Vehicle Burglary	13	6
Boat Burglary	2	
Petty Theft	12	5
Total	49	43

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

Source- LARCIS, Date Prepared – June 02, 2016 CRIME INFORMATION REPORT - OPTION 5A



MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2016



Liveaboard Permits Issued				
	April	May		
New permits Issued:	3	1		
Renewal Issued:	18	24		
Total:	21	25		
Notices to Comply Issued:	12	19		

Totals:	April	May
Liveaboard:	302	304
Current Permits:	264	269
Expired Permits:	31	28
No Permits:	7	7

Total reported vessels in Marina del Rey Harbor:

4001

Percentage of vessels that are registered liveaboards

7.60%

Number of currently impounded vessel: 4



Caring for Your Coast

Gary Jones

Kerry Silverstrom

John Kelly Peputy Director

Brock Ladewig Deputy Director

July 13, 2016

TO:

Small Craft Harbor Commission

FROM:

Jones, Director

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

BURTON CHACE PARK WALKING CLUB

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

The 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

SUNSET SERIES SAILBOAT RACES 2016

Marina del Rev Wednesdays through September 7, 2016 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

BURTON CHACE PARK AEROBICS CLASS

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey Wednesdays 6:00 p.m. – 7:00 p.m.

The Department is offering FREE indoor group aerobics classes that combine rhythmic aerobic exercise with stretching and strength training routines with the goal of improving all elements of fitness. Come get in shape with an experienced instructor at beautiful Burton Chace Park. Ages 13 and up. Please RSVP by calling (310) 305-9595.

For more information: Call (310) 305-9595

"BEACH EATS" GOURMET FOOD TRUCKS IN MARINA DEL REY

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey Thursdays through September 29, 2016 5:00 p.m. – 9:00 p.m.

The Department is sponsoring gourmet food trucks in Marina del Rey offering delectable dishes plus a chance to picnic on the beach. The "Beach Eats" gourmet food truck events are held from 5 p.m. to 9 p.m. The assortment of trucks varies week to week. Paid parking is available at the beach parking lot #10 for 25 cents for every 10 minutes.

For more information call: 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: 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, July 9th
Upstream, playing Reggae

Sunday, July 10th
Jimi Nelson & The Drifting Cowboys, playing Country Rock

Saturday, July 16th
Iliana Rose, playing Latin Jazz

Sunday, July 17th
JB & The BC Riders, Playing Salsa

Saturday, July 23rd
Railway HD, playing Jazz Funk

Sunday, July 24th 2 Azz1, Jazz Funk

Saturday, July 30th
Jimbo Ross & The Bodacious Blues Band, playing Blues/Zydeco

Sunday, July 31st
Susie Hansen Latin Band, playing Salsa

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

BEACH SHUTTLE

Through September 25, 2016
Fridays and Saturdays from 10:00 a.m. – 10:00 p.m.
Sundays and Holidays from 10:00 a.m. – 8:00 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, Labor Day, and during the Thursday Marina del Rey Summer Concerts.

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

MARINA DEL REY WATERBUS

Through September 5, 2016

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:

11:00 a.m. – midnight

Sundays:

11:00 a.m. – 9:00 p.m.

Labor Day:

11:00 a.m. – 9:00 p.m.

For more information: Visit marinawaterbus.com or call the Marina del Rey Information Center at (310) 628-3219

SUMMER YOUTH SAILING CAMP

Burton Chace Park ◆ 13640 Mindanao Way ◆ Marina del Rey
Beginning Sailing: July 18 – 22; July 25 – 29; August 1 – 5; August 15 – 19; and
August 22 – 26
Advanced Sailing: July 11 – 15 and August 8 - 12
10:00 a.m. – 4:00 p.m.

Los Angeles County Lifeguards will instruct beginning and advanced sailing courses teaching students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and introduction to ocean sailing. Students will learn to sail on 14-foot Capri sailboats (with main sail and jib). In the final days of the session, students will get experience on 24-foot MacGregor sailboats.

Financial aid is available for qualified families. Please call for details.

Ages: 11 - 17 years old

Class Size: 6 - 12 students with 2 Lifequard instructors

Fee: \$250 per 5-day session

*NOTE: Applicants must successfully complete a 100-yard swim test in 2 minutes and 20 seconds to be eligible for Beginning Sailing.

For more information: Call (310) 305-9587

2016 FREE MARINA DEL REY SUMMER CONCERT SERIES

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey July 7 – August 27, 2016 7:00 p.m.

Symphonic Thursdays

July 21 Megan Hilty

August 4

Ballet Folklórico de Los Angeles Performing tango and other Latin dances Marina del Rey Summer Symphony

August 18

Madame Butterfly
Staged production
Marina del Rey Summer Symphony

Pop Saturdays

July 16

Marilyn McCoo & Billy Davis, Jr. Pop/R&B

July 30 Brian McKnight R&B/Urban Soul

August 13
Ra Ra Riot
Indie Rock

August 27
Eddie Palmieri Salsa Orchestra
Salsa/Latin Jazz

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

FREE MARINA MOVIE NIGHTS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey July 9 – August 20, 2016 Movie start time: 8:00 p.m.

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

Movie Lineup:

July 9

Pan

July 23

Earth to Echo

August 6

The SpongeBob Movie: Sponge Out of Water

August 20

My Fair Lady

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

OLD FASHIONED DAY IN THE PARK

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey Sunday, July 24, 2016
10:00 a.m. – 3:00 p.m.

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

For more information call: (310) 429-3028 or the Marina del Rey Visitors Center at (310) 305-9545

GJ:CB:cml



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

Brock Ladewig

July 13, 2016

TO:

Small Craft Harbor Commission

FROM:

SUBJECT: ITEM 7a - Dock 55 Management Program

Item 7a on your agenda is a presentation by Michael Rodriguez, Chief Property Manager of Department of Beaches and Harbors, on the Dock 55 Management Program.

GJ:BL:SP:mr



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

John Kelly

Brock Ladewig

July 13, 2016

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT:

ITEM 7b - APPROVAL OF AMENDMENT NO. 1 TO AMENDED AND

RESTATED LEASE NO. 6684 PANAY WAY MARINA (PARCEL 20 AT 13953

PANAY WAY) MARINA DEL REY

Item 7b pertains to Amended and Restated Lease No. 6684 of Parcel 20 (Panay Way Marina) and the adjustment of percentage rents for commercial uses on May 11, 2015. Lessee has agreed to amend the County percentage rental rate for the following percentage of gross receipts: 11% for occupancy of structures and other facilities including apartments and meeting rooms. All other percentage rental rates will be maintained at the current levels. The adjustment is projected to yield an additional rent of \$15,356 over the ten-year period beginning May 11, 2015. Insurance provisions will be updated

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 20 comparable to other Marina del Rey leaseholds and update insurance provisions, in fulfillment of the County Strategic Plan Goal No. 1, "Operational Effectiveness/Fiscal Sustainability."

GJ:BL:SP:mr

Attachments

	20	1	6

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

Dear Supervisors:

APPROVAL OF AMENDMENT NO. 1 TO AMENDED AND RESTATED LEASE NO. 6684 (PARCEL 20 AT 13935 PANAY WAY MARINA DEL REY) (FOURTH DISTRICT) (4 VOTES)

SUBJECT

This Board letter requests approval of Amendment No. 1 to Marina del Rey Amended and Restated Lease No. 6684 for Parcel 20 (Panay Way Marina) that readjusts the Percentage Rents, Annual Minimum Rent, and General Liability insurance.

IT IS RECOMMENDED THAT YOUR BOARD:

- 1. Find that the proposed Lease Amendment No. 1 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).
- 2. Approve and authorize the Chair of the Board to sign the attached Amendment No. 1 to Lease No. 6684 pertaining to the readjustment of the Percentage Rents, Annual Minimum Rent, and General Liability insurance for the ten-year period ending May 10, 2025.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Marina del Rey leases generally provide for the periodic review of leasehold rents to ensure that the percentage rents payable to the County are maintained at current fair The Honorable Board of Supervisors
_____, 2016
Page 2

market rental value levels and the amount of general liability insurance is adequate to protect County's interests.

Amendment No. 1 to County Lease No. 6684 for Parcel 20 in Marina del Rey (Lease) with Panay Way Marina, L.P. (Lessee) requires the adjustment of the Percentage Rents, Annual Minimum Rent, and General Liability insurance on May 11, 2015 (2015 First Decennial Renegotiation Date) and every tenth anniversary thereafter.

Effective as of May 11, 2015, the proposed Amendment No. 1 to the Lease adjusts the Percentage Rents and Annual Minimum Rent to fair market rental value, and updates the required general liability insurance as follows:

- Percentage Rents for apartments, hotel and/or motel accommodations, house trailers, meeting rooms, and rental of land and/or water or facilities for activities not otherwise provided for by the Lease, including without limitation television and/or motion pictures, are increased from 10.5% to 11%. There is no change for the other percentage rent categories;
- The new Annual Minimum Rent is increased from \$383,306 to \$410,653 based on 75% of the total average annual rent payable by the Lessee to the County over the three years prior to May 11, 2015;
- Amendment No. 1 to the Lease requires THIRTY MILLION DOLLARS (\$30,000,000) of General Liability insurance and incorporates changes to the insurance provisions of the Lease to conform to the Chief Executive Office Risk Management Branch's current requirements.

<u>Implementation of Strategic Plan Goals</u>

The recommended action will keep County's percentage rents at Parcel 20 comparable to other Marina del Rey leaseholds in fulfillment of the Strategic Plan Goal No. 1 (Operational Effectiveness/Fiscal Sustainability).

The Honorable Board of Supervisors
______, 2016
Page 3

FISCAL IMPACT/FINANCING

Amendment No. 1 to the Lease will increase Annual Minimum Rent from \$383,306 to \$410,653 based on 75% of the total average annual rent payable by the Lessee to the County over the three years prior to May 11, 2015. The increase in Percentage Rents is projected to yield an additional \$15,356 in leasehold rent revenue to the County in Fiscal Year 2015-2016.

Operating Budget Impact

Upon your Board's approval of proposed Amendment No. 1 to the Lease, the Department of Beaches and Harbors will receive approximately \$15,356 in annual increases in leasehold rent revenue. The revenue increase was not budgeted in the Fiscal Year 2015-16 Budget; therefore, the additional revenue will be accounted for as one-time over-realized revenue. The annual increase received from Fiscal Year 2016-17 will be subsequently budgeted in the Department's Fiscal Year 2016-17 Final Changes Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Marina del Rey Parcel 20, commonly known as "Panay Way Marina," is improved with: (a) a four-story apartment building containing 99 residential units, totaling 112,126 gross square feet built over two levels of parking; (b) a two-story commercial building utilized as professional offices and a yacht club, containing 5,031 net rentable square feet; and (c) 139 boat slips. Other ancillary improvements include a restroom building, an asphalt-paved parking area containing 50 parking spaces, walkways, and landscaping.

Amendment No. 1 has been approved as to form by County Counsel. At its meeting on July 13, 2016, the Small Craft Harbor Commission ______ the Director's recommendation that your Board approve and execute the proposed Amendment.

ENVIRONMENTAL DOCUMENTATION

The proposed Lease Amendment No. 1 is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) 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).

The Honorable Board of Supervisors
______, 2016
Page 4

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services or projects from your Board's approval of Amendment No. 1.

CONCLUSION

Please have the Chair of your Board sign all three copies of the Amendment No. 1, and have the Executive Officer of the Board return two (2) executed copies, as well as an adopted-stamped copy of this letter to the Department of Beaches and Harbors, retaining a copy for your records. Should you have any questions please contact Natasha Robinson at (310) 306-6144 or NRobinson@bh.lacounty.gov.

Respectfully submitted,

GARY JONES
Director

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

GJ:BL:SP:MR:nr

AMENDMENT NO. 1 TO AMENDED AND RESTATED LEASE AGREEMENT PARCEL 20 – MARINA DEL REY (LEASE NO. 6684)

THIS AMENDMENT	TO LEASE	("Amendment" or "Amendment No. 1") is made and
entered into this	_ day of	, 2016 (the "Effective Date")

BY AND BETWEEN

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

AND

PANAY WAY MARINA, L.P. a California limited partnership

RECITALS:

WHEREAS, on September 9, 2004, County and Lessee entered into Amended and Restated Lease No. 6684 (the "Lease") under the terms of which County leased to Lessee 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 20 (the "Premises"), which Premises are more particularly and legally described in Exhibit "A" to the Lease; and

WHEREAS, Section 4.4 of the Lease requires renegotiation of the Annual Minimum Rent and Percentage Rates as of May 11, 2005, and on each tenth (10th) anniversary thereafter, the Annual Minimum Rent and Percentage Rent shall be readjusted to the Fair Market Rental Value in accordance with the standards established in Section 4.4 of the Lease; and

WHEREAS, Section 9.3 of the Lease provides that the amounts of liability insurance required by this Section shall be subject to renegotiation as of each fifth (5th) anniversary of September 9, 2004; and

WHEREAS, all capitalized terms used but not otherwise defined herein shall have the same meanings given such terms in the Lease; and

WHEREAS, the parties hereto have reached an agreement with respect to the required adjustments which are to apply for the ten (10) year period effective as of May 11, 2015 ("2015 First Decennial Renegotiation Date"), and wish to amend the Lease as set forth herein; 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. <u>Percentage Rent.</u> Effective as of May 11, 2015, Section 4.2.2(c) of the Lease is deleted and replaced with the following:
 - (c) ELEVEN percent (11%) of Gross Receipts or other fees charged for the occupancy of structures and other facilities including but not limited to (1) apartments, (2) hotel and/or motel accommodations, (3) house trailers, (4) meeting rooms, and (5) rental of land and/or water or facilities for activities not otherwise provided for in this section such as but not limited to television and/or motion pictures.
- 2. Adjustments to Annual Minimum Rent. Effective as of May 11, 2015, Section 4.3 is deleted and replaced with the following:
 - 4.3. The new Annual Minimum Rent Adjustment Date is May 11, 2015. As of May 11, 2015, the new Annual Minimum Rent is Four Hundred Ten Thousand Six Hundred Fifty Three Dollars (\$410,653.00) which amounts to Thirty Four Thousand Two Hundred Twenty One Dollars and Eight Cents per month (\$34,221.08/month). The adjustments to the Annual Minimum Rent shall continue each third (3rd), sixth (6th) and ninth (9th) anniversaries of May 11, 2015 (each an "Adjustment Date" and collectively the "Adjustment Dates") until the next Decennial Renegotiation Date ("Renegotiation Date"), when the Annual Minimum Rent shall be adjusted to the Fair Market Value as described in Section 4.4 of the Restated Lease. Until the Renegotiation Date, the Annual Minimum Rent shall be adjusted as of each Adjustment Date to the amount which equals seventy five percent (75%) of the average of the scheduled total annual rent due (including Monthly Minimum Rent and Percentage Rent) from Lessee to County under Section 4.2 of this Lease during the thirty-six (36) month period immediately preceding the Adjustment Date.
 - 4.3.1. Notwithstanding any contrary provision hereto, in no event shall the Annual Minimum Rent be reduced to less than the Annual Minimum Rent in effect immediately prior to the then-applicable Adjustment Date."
- 3. Renegotiation of Annual Minimum and Percentage Rents. Effective as of May 11, 2015, the first paragraph of Section 4.4 of the Lease (paragraph immediately preceding Section 4.4.1.) is deleted and replaced with the following:
 - "4.4. Effective on each tenth (10th) anniversary of the 2015 First Decennial Renegotiation Date (each a "Renegotiation Date" and collectively, the "Renegotiation Dates"), the Annual Minimum Rent and Percentage Rent shall be readjusted to the Fair Market Rental Value (as defined below) of the Premises."

Sections 4.4.1. through 4.4.5. of the Lease shall remain in full force and effect and

unmodified.

- 4. Retroactive Rent and Interest. In accordance with Lease Section 4.4.5, Lessee shall pay to County, within seven (7) days following the Effective Date of this Amendment No.1, the difference, if any, between (a) the Fair Market Rental Value for the Premises and (b) the actual Annual Minimum Rent and Percentage Rent paid by Lessee to County, for the period of time from the Renegotiation Date until the date of such payment. County shall further be entitled to interest, compounded monthly, on each portion of such payment from each date on which the applicable rental payments were payable under this Lease to the date paid, at the following rates:
 - (i) the interest rate applicable to the first six (6) months following the Renegotiation Date shall be equal to the average daily rate for the non-restricted funds held and invested by the Treasurer and Tax Collector of Los Angeles County during that period, computed by the Auditor-Controller (County Pool Rate); and
 - (ii) the interest rate applicable to any period of time in excess of six (6) months following the Renegotiation Date shall be the average prime rate of interest published in the Wall Street Journal (the "Prime Rate") plus one percent (1%) for the period between the date which is six (6) months after the Renegotiation Date and the date of payment.
- 5. <u>Security Deposit.</u> Effective as of May 11, 2015, the second sentence of Section 7.1 of the Lease is deleted and replaced with the following:

"Within thirty (30) days after receipt of the written notification of each adjustment of the Annual Minimum Rent, Lessee shall adjust its Security Deposit to be equal to three (3) times the then-current Minimum Monthly Rent."

- 6. <u>Insurance.</u> Effective as of May 11, 2015, the first paragraph of Section 9.3 of the Lease is deleted and replaced with the following:
 - 9.3. General Liability Insurance. Lessee shall maintain in full force and effect during the Term of this Lease, comprehensive general liability insurance together with premises operations, products, completed operations advertising, independent contractor and contractual liability coverages, including liquor liability, with a combined single limit of not less than Thirty Million Dollars (\$30,000,000); Lessee agrees that County and its respective Board of Supervisors and members thereof, and County's officers, agents, employees and volunteers (collectively, County and its Agents), shall be named as additional insureds under such liability insurance policy or policies.

Lessee shall obtain a separate Marina Operator's Liability insurance policy with limits of not less than \$5 million per occurrence and \$10 million aggregate. If written on a "claims made" form, the coverage shall also provide an extended two (2) year reporting period commencing upon the

expiration or earlier termination of this Lease, or replacement coverage shall be maintained until such time.

Lessee shall not be required to indemnify, defend or hold County harmless with respect to the existence of any Hazardous Substances that might be present in seawater passing over, under, through or around any portion of the Premises or any Improvements as long as (I) such Hazardous Substances did not originate at or from the Premises or Improvements, and (II) with respect to Hazardous Substances that did not originate at or from the Premises or Improvements, were not caused by the acts or omissions of Lessee or its Sublessees, or its or their respective contractors, employees, agents, representatives, consultants, customers, visitors, permittees or licensees.

Because the amounts of Liability Insurance were not negotiated between the County and the Lessee on or after September 9, 2009 and before September 9, 2014 (Insurance Renegotiation Days, Section 9.3. of the Lease), the arbitration clause to renegotiate the insurance provision shall be waived for this Decennial Renegotiation only. The insurance arbitration clause shall continue in full effect for any following Insurance Renegotiation Dates.

The remainder of Section 9.3. shall be unmodified and shall continue in full effect.

- 7. <u>Counterparts.</u> This Amendment may be signed in counterparts. Each counterpart represents an original of this Amendment and all such counterparts shall collectively constitute one fully-executed document.
- 8. <u>Miscellaneous.</u> Except as herein specifically amended, all terms, conditions and provisions of the Lease shall be and remain in full force and effect and are unmodified, and each of the parties hereto reaffirms and re-acknowledges its respective obligations under the Lease as amended hereby. In the event of a conflict between the terms of this Amendment and the terms of the Lease, the terms of this Amendment shall control.

(Signature page follows)
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IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment No. 1 to the Lease No. 6684 to be subscribed by the Chair of said Board and attested by the Executive Officer thereof, and the Lessee or its duly authorized representative, has executed the same.

	THE COUNTY OF LOS ANGELES
	By: Chair, Board of Supervisors
	PANAY WAY MARINA, L.P., a California limited partnership By: Barry Cayton, as Co Trustee of the Goldrich Trust No. 1, a general partner
ATTEST:	
LORI GLASGOW, Executive Officer - Clerk of the Boar	d of Supervisors
By: Deputy	
APPROVED AS TO FORM:	
MARY C. WICKHAM, County Counsel	
By: Deputy	

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Parcels 245 to 262 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, recorded in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said county.

Reserving and excepting therefrom unto the County of Los Angeles easements for sanitary sewer, fire access and harbor utility purposes over those portions thereof designated on said map to be reserved by said county for such purposes.

Subject to the public easement reserved by the County of Los Angeles in Section 15.19 of this Lease.

A-1



Caring for Your Coast

Gary Jones

Kerry Silverstrom

John Kelly

Brock Ladewig

July 13, 2016

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 7c- APPROVAL OF AMENDMENT NO. 7 TO LEASE NO. 10665

THE WATERFRONT (PARCEL 33R AT 4211 ADMIRALTY WAY) MARINA

DEL REY

Item 7c pertains to Lease No. 10665 of Parcel 33R (The Waterfront) and the adjustment of percentage rents for commercial uses on April 1, 2016. Lessee has agreed to amend the security deposit, insurance, and indemnity provisions, but maintain County percentage rental rates at the current levels.

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 33R comparable to other Marina del Rey leaseholds, increase the security deposit, and update insurance and indemnification provisions, in fulfillment of the County Strategic Plan Goal No. 1, "Operational Effectiveness/Fiscal Sustainability."

GJ:BL:SP:mr

Attachments



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

Dear Supervisors:

APPROVAL OF AMENDMENT NO. 7 TO LEASE NO. 10665 TO UPDATE INSURANCE PROVISIONS AND SECURITY DEPOSIT PARCEL 33R – LEGADO MARINA, LLC - MARINA DEL REY (FOURTH DISTRICT) (4 VOTES)

SUBJECT

Request for approval of a lease amendment for Parcel 33R (Killer Shrimp) that maintains existing percentage rental rates, adjusts the security deposit, and updates the insurance provisions.

IT IS RECOMMENDED THAT YOUR BOARD:

- 1. Find that the proposed Amendment No. 7 to Lease No. 10665 is categorically exempt under the California Environmental Quality Act pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines.
- 2. Approve and authorize the Chair of the Board to sign the attached Amendment No. 7 to Lease No. 10665, maintaining all existing percentage rental rates, adding a provision to safeguard minimum rent against future downward adjustments, adjusting the security deposit, and updating the insurance provisions for the ten-year period ending April 1, 2026.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

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

County lease No. 10665 with Legado Marina, LLC (Lessee) for Parcel 33R in Marina del Rey (Lease) requires review of rent and insurance provisions as of April 1, 2016. Based upon an appraisal of comparable rates at other Marina leaseholds, the parties have agreed to keep all percentage rental rates unchanged.

The next minimum rent adjustment will be made on April 1, 2017, to an amount which, pursuant to the Lease, equals 75% of the average annual rent payable to the County over the prior three years. Amendment No. 7 provides that all annual minimum rent adjustments shall either increase the annual minimum rent or maintain it at the then-current amount.

As of the 2016 Rental Adjustment Date, Amendment No. 7 to the Lease also provides that the security deposit be maintained at an amount equal to three times the monthly minimum rent. Changes to the Lease indemnity clause, insurance requirements, and miscellaneous insurance provisions conforming to the Chief Executive Office Risk Management Branch's current requirements will be incorporated into the Lease as of the date the Amendment is executed.

<u>Implementation of Strategic Plan Goals</u>

The recommended action will keep County percentage rental rates at Parcel 33R comparable to other Marina del Rey parcels and incorporate updated insurance, security deposit, and minimum rent provisions in fulfillment of Strategic Plan Goal No. 1, Operational Effectiveness/ Fiscal Sustainability.

The Honorable Board of Supervisors
______, 2016
Page 3

FISCAL IMPACT/ FINANCING

The recommended action will have no fiscal impact.

Operation Budget Impact

There is no operating budget impact as a result of this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Commonly known as The Waterfront, Parcel 33R in Marina del Rey consists of approximately 94,969 square feet of land and 13,043 square feet of water area. It is improved with two restaurants, Killer Shrimp and Killer Café, and a dock. The 60-year ground lease between the County and the Lessee was executed in 1962.

Amendment No. 7 has been approved as to form by County Counsel. At its meeting of July 13, 2016, the Small Craft Harbor Commission ______ the Director's recommendation that your Board approve and execute Amendment No. 7.

ENVIRONMENTAL DOCUMENTATION

The proposed Amendment No. 7 is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities) and Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services from your Board's approval of Amendment No. 7.

The Honorable Board of Supervisors
______, 2016
Page 4

CONCLUSION

Please have the Chair of the Board of Supervisors 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.

Respectfully submitted,

Gary Jones, Director

GJ:BL:SP:MR:ms Attachment (2)

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller

AMENDMENT NO. 7 TO LEASE NO. 10665

PARCEL NO. 33R - MARINA DEL REY SMALL CRAFT HARBOR

THIS AMENDM	IENT TO LEASI	Ξ ("Amendment" or "Amendment No. 7") is made and entered
into this	day of	, 2016 (the "Effective Date")
BY AND	BETWEEN	COUNTY OF LOS ANGELES hereinafter referred to as "COUNTY",
AND		LEGADO MARINA, LLC, a Delaware limited liability company, hereinafter referred to as "LESSEE".

RECITALS:

WHEREAS, County and Lessee's predecessor in interest entered into Lease No. 10665 under the terms of which County leased to Lessee (formerly known as The Waterfront – Marina del Rey, LLC) 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 33R, which leasehold premises (the "Premises") are more particularly described as Exhibit "A" attached to and incorporated in said Lease, as amended (the lease and all amendments are collectively hereafter referred to as the "Lease"); and

WHEREAS, Section 15 of the Lease provides that as of the end of the first ten (10) years of the Lease and every tenth (10th) year thereafter (the "Rental Adjustment Date"), the square foot rental and all categories of percentage rentals shall be adjusted by Lessee and County in accordance with the standards established in Section 15; and

WHEREAS, Section 15 further provides that such adjustments shall be accomplished by agreement of the parties and in the event such agreement cannot be reached, the adjustments shall be settled by binding arbitration in the manner set forth at length in said Section 15; and

WHEREAS, Section 26 of the Lease provides that the amounts of casualty insurance required by said section shall be subject to renegotiation at the same time and in the same manner as the amounts of rent to be adjusted under the Lease; and

WHEREAS, the parties hereto have reached agreement with respect to the adjusted square foot rental and the amounts of casualty insurance which are to apply for the next ten (10) HOA.100757475.1

year period commencing on April 1, 2016 (the "2016 Rental Adjustment Date");

WHEREAS, the parties hereto have determined that no adjustments to the percentage rental rates are required as of the 2016 Adjustment Date;

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. <u>Security Deposit.</u> Effective as of the 2016 Adjustment Date, Section 7 of the Lease is deleted in its entirety and the following substituted therefor:

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

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

2. <u>Square Foot Rental.</u> Effective as of the 2016 Adjustment Date, the first paragraph of Section 12 of the Lease is deleted in its entirety and the following substituted therefor:

As of April 1, 2014, the annual square foot rental for the whole of the Premises was adjusted to \$163.673.33. The annual square foot rental shall be readjusted on April 1 of every third year thereafter (the Square Foot Adjustment Date"). On the Square Foot Adjustment Date, the annual square foot rental shall be readjusted to equal seventy-five percent (75%) of the annual average of all rents payable by Lessee under the lease for the immediately preceding three year period, however, that in no event shall annual square foot rental be readjusted to an amount that is less than the then-in effect annual square foot rental.

3. <u>Property Insurance.</u> Commencing as of the Effective Date, the second paragraph of Section 25 of the Lease is deleted in its entirety and the following substituted therefor:

Such insurance shall be written for the full replacement cost of the Property, with a deductible no greater than \$250,000 or 5% of the property value whichever is less. This coverage shall be at least as broad as that provided by the Causes-of-Loss Special Form (ISO for CP1030), including earthquake (If Lessee deems it reasonable), ordinance or law coverage, flood, and business interruption equal to two years annual rent. The County and the Board of Supervisors, its officers, agents and employees shall be named as additional insured under such liability insurance policy or policies. Insurance proceeds shall be payable to the Lessee and County as their interest may appear and be utilized for repair and restoration of the Premises. Failure to use such insurance proceeds to timely repair and restore the Premises shall constitute a material breach of the Lease.

4. <u>Indemnity Clause and Casualty Insurance.</u> Commencing as of the Effective Date, Section 26 of the Lease is deleted in its entirety and the following substituted therefor:

Indemnity Clause and Casualty Insurance. Except to the extent caused by the gross negligence or willful misconduct of any such indemnitee, Lessee shall at all times relieve, defend, indemnify, protect, and save harmless County and its respective Boards, officers, agents, consultants, counsel, employees and volunteers from any and all claims, costs, losses, expenses or liability, including expenses and reasonable attorneys' fees incurred in defending against the same by an attorney selected by Lessee and reasonably satisfactory to County, to the extent arising from or caused by (a) the operation, maintenance, use, or occupation of the Premises (other than the Promenade and the Seawall) or the Improvements by Lessee or its agents, officers, employees, licensees, concessionaires, permittees or Sublessees, including any occurrence in or on the Premises or Improvements, (b) the acts, omissions, or negligence of Lessee, its agents, officers, employees, licensees, concessionaires, permittees or Sublessees, (c) the failure of Lessee, its agents, officers, employees, licensees, concessionaires, permittees or Sublessees to observe and abide by any of the terms or conditions of this Lease or any Applicable Law, or (d) the performance of the Redevelopment Work or any Alterations. The obligation of Lessee to so relieve, indemnify, protect, and save harmless County and each of its respective Boards, officers, agents, consultants, counsel, employees and volunteers, shall continue during any periods of occupancy or of holding over by Lessee, its agents, officers, employees, licensees, concessionaires, permittees or Sublessees, beyond the expiration of the Term or other termination of this Lease. Notwithstanding anything in this Lease to the contrary, Lessee and County acknowledge that their respective liability, if any, arising out of the operation, maintenance, use and/or occupation of the Promenade shall be governed by Applicable Law. In addition, Lessee shall not be required to indemnify, defend or hold County harmless with respect to the existence of any Hazardous Substances that might be present in seawater passing over, under, through or around any portion of the Premises or any Improvement as long as (I) such Hazardous Substances did not originate at or from the Premises or Improvements, and (II) with respect to Hazardous Substances that did not originate at or from the Premises or Improvements, were not caused by the acts or omissions of Lessee or its Sublessees, or its or their respective contractors, employees, agents, representatives, consultants, customers, visitors, permittees or licensees.

Lessee shall maintain in full force and effect during the term of this Lease, Commercial General Liability Insurance providing scope of coverage equivalent to ISO policy form CG 00 01, naming Lessor and its Agents as an additional insured, with limits of not less than:

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

Liquor Liability Insurance (written on ISO policy form CG 00 33 or 34 or their equivalent) shall be provided and maintained by the Lessee if and when the manufacturing, distribution or service of alcoholic beverages occurs in the Premises, with limits of not less than \$5 million per occurrence and \$10 million aggregate. If written on a "claims made" form, the coverage shall also provide an extended two (2) year reporting period commencing upon the expiration or earlier termination of this Agreement, or replacement coverage shall be maintained until such time. Lessee agrees that County, its Board of Supervisors and members thereof, and County's and Board officers, agents and employees, shall be named as additional insureds under such liability insurance policy or policies."

Marina Operator's Liability Insurance shall be provided and maintained by the Lessee if operating a marina, berthing, docking, and/or launching of boats and/or pleasure crafts, and/or use of floating docks, piers and/or ramps, with limits of not less than \$5 million per occurrence and \$10 million aggregate. If written on a "claims made" form, the coverage shall also provide an extended two (2) year reporting period commencing upon the expiration or earlier termination of this Lease, or replacement coverage shall be maintained until such time.

5. <u>Worker's Compensation Insurance.</u> Commencing as of the Effective Date, Section 27 of the Lease is deleted in its entirety and the following substituted therefor:

Workers Compensation and Employers' Liability insurance or qualified self-insurance satisfying statutory requirements, which includes Employers' Liability coverage with limits of not less than \$1 million per accident. If Lessee's employees will be engaged in maritime operations, coverage also shall be

arranged to provide workers compensation benefits as required by the U.S. Longshore and Harbor Workers Compensation Act, Jones Act or any other federal law for which Lessee is responsible. A certificate evidencing such insurance coverage shall be filed with the Director prior to entry upon the premises herein demised.

6. <u>Miscellaneous</u>. Except as herein specifically amended, all terms, conditions and provisions of the Lease shall be and continue to remain in full force and effect and are unmodified, and each of the parties hereto reaffirms and reacknowledges its respective obligations under the Lease as amended hereby.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment to Lease to be subscribed by the Chairman of said Board and attested by the Executive Officer thereof, and the Lessee has executed the same.

Executive Officer thereof, and the Lessee has ex	secuted the same.	
	LESSEE:	
· ·	LEGADO MARINA, LLC, a Delaware limited liability company By: Low Low To St. Managing. PRESIDENT St. Managing.	MEMBE
	By:	
ATTEST:	COUNTY OF LOS ANGELES	
LORI GLASGOW Executive Office-Clerk of the Board of Supervisors		
By:	By:	
Deputy	Hilda L. Solis, Chair	
	Board of Supervisors	
APPROVED AS TO FORM:		
MARY C. WICKHAM		
County Counsel		
By:		
Senior Deputy HOA.100757475.1		



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig

July 13, 2016

TO:

Small Craft Harbor Commission

FROM:

Gary Jones, Director

SUBJECT: ITEM 8 - ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On April 05, 2016, the Board of Supervisors approved the as-needed Professional Design Services Master Agreements with two contractors, specifically in graphic and website design, for an initial term of three years with four one-year extension options, for a potential total term of seven years, not to exceed an aggregate amount of \$150,000 annually for all contracts, for a potential total term of seven years and up to an aggregated total of \$1,050,000.

On April 05, 2016, the Board of Supervisors also approved a \$50,000 increase in the aggregate amount of an as-needed Biological Consultant Services Master Agreement for the first option year, and for the second option year, if exercised, and \$25,000 for the maximum total six month-to-month optional extension period of the agreement term, if exercised, increasing the maximum potential amount over the term of the agreement from \$550,000 to \$675,000 to fund the increased need for and cost of biological services to comply with regulatory permit requirements; and authorized the Director of Beaches and Harbors to increase the agreement amount by up to 10% (\$15,000) for the first option year and, if exercised, the second option year, for any additional or unforeseen services within the scope of the agreement.

On May 3, 2016 the Board received the Parks Needs Assessment and passed a motion to report back with a draft Parks and Recreation Funding Measure for the Board's consideration of placing the ballot for the November 8, 2016 election. For more information visit http://lacountyparkneeds.org.

REGIONAL PLANNING COMMISSION'S CALENDAR

On April 6, 2016 the Regional Planning Commission approved a Coastal Development Permit (CDP) for a stormwater improvement project on parcel NR (Parking lot 9).

Small Craft Harbor Commission July 13, 2016 Item 8 Page 2 of 2

CALIFORNIA COASTAL COMMISSION CALENDAR

No items related to Marina del Rey were on the Coastal Commission's April 2016 agenda. The requested time extension for the CDP to build a wetland park on the southern portion of Parcel 9 was granted on May 13, 2016, and an appeal of the CDP to build a hotel on the northern portion of Parcel 9 was denied on May 13, 2016.

VENICE DUAL FORCE MAIN PROJECT UPDATE

No updates on the Venice Dual Force Main Project since the April 2016 report.

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 February 2016 and April 2016 meeting minutes are attached, the March meeting was cancelled.

MARINA DEL REY SLIP REPORT

In April, the overall vacancy rates across all anchorages in Marina del Rey stood at 8.6%. After adjustment to remove out-of-service slips and 50% of available double slips, the vacancy rate was 9.5%. The vacancy data by anchorage and slip length are provided in the document attached.

In May, the overall vacancy rate across all anchorages in Marina del Rey stood at 8.5% this month. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 6.3%. 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 the lessee's presentation at the May 2015 SCHC meeting.

GJ:BW:SP

ym

Attachments (6)

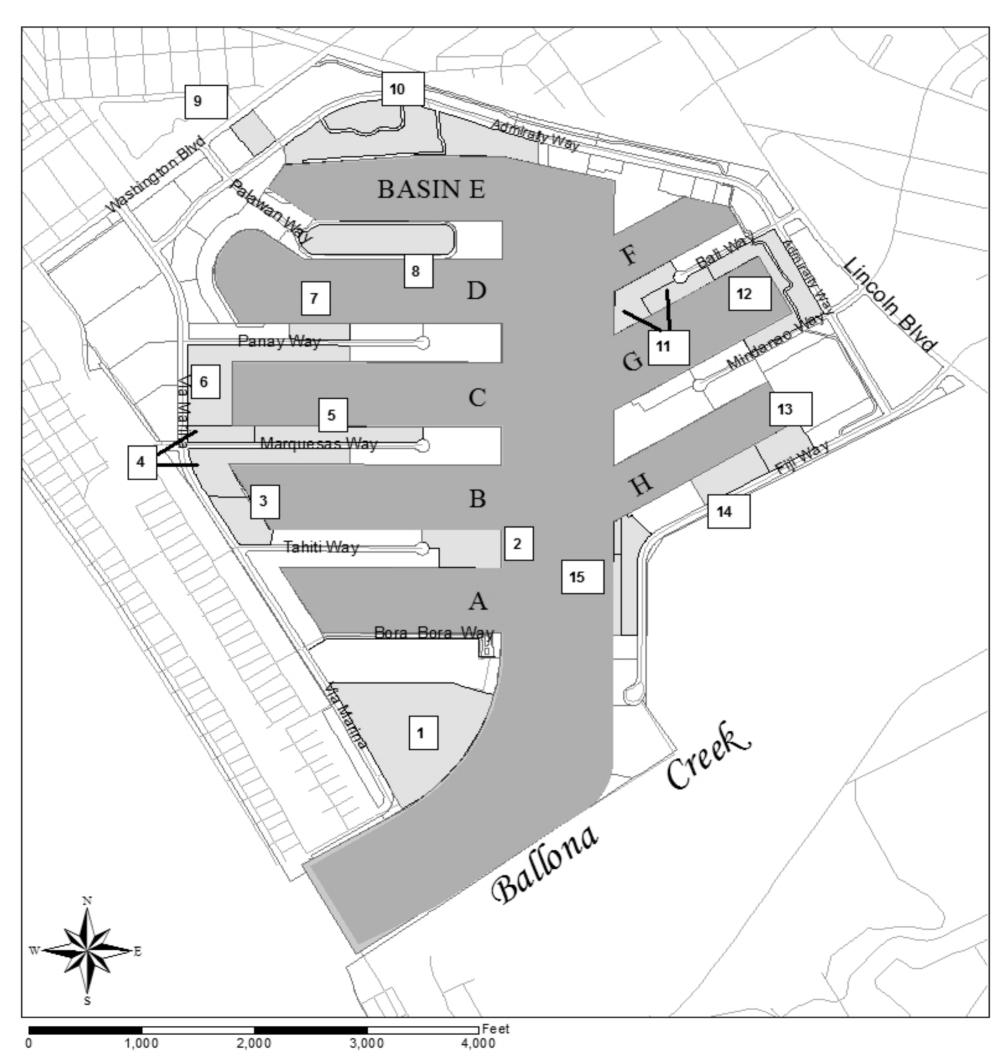
Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of July 7, 2016

Map Key	Parcel No Project Name/Lesse	e Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
2	9 Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 225'-high, 288-room hotel (152 hotel rooms and 136 timeshare suites). *Now: Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities. * Wetland public park project (1.46 acres).	Massing Revised project will be resubmitted at a later date. Parking Parking plan will be resubmitted at a later date.	Proprietary Option was approved by BOS on 10/6/15. 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. The RPC's decision was appealed to the Board of Supervisors. On 10/6/15, the BOS denied the appeal, and approved the hotel project. On January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On January 11, 2016, three of the members of the CCC voted to have the one year time extension for the wetland park heard at a future meeting by the entire commission.	
3	10/14 (FF) 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	Massing Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. On December 1, 2015, the BOS agreed to extend the term of the option for up to one year. 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	21 Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Frank Hickman	* 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza	Massing One 56' tall commercial building with view corridor/community park Parking A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (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. On MArch 31, 2016, the option expired. 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	43 Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	Massing Parking 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. Lessee excercised its option to expand the lease term. 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	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,760 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	Massing Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed Parking 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces at required)	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	Shared Parking Agreement No Variance proposed
11	52 Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County Boatwright facility	Massing 81.5' high boat storage building partially over water and parking with view corridor Parking All parking required of the project to be located on site		Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
12	53 The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	Massing One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. Parking Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary On 11/6/2012 the Lessee initialed a term sheet for an extension of the leasehold. Regulatory DCB conceptual approval obtained on 8/21/13. The Regional Planning Commission approved the project CDP and adopted the MND at the March 25, 2015 hearing. The DCB reviewed the final design of the project on October 21, 2015. The DCB requested that the applicant make some minor changes and return for final approval at the November 18, 2015 meeting. The DCB approved the final design of the project on December 16, 2015.	
13	55/56/W Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds)	Proprietary Lease extension Option approved by BOS December 2005. Option expired. 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	113 Mariner's Village	Michael Sondermann	* Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities	Massing Thirty existing buildings varying from 1 to 4 stories high Parking Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary A term sheet was initialed 9/23/2013 to create the economic terms of a lease extension. Regulatory EIR Scoping meeting held on 12/10/13. NOP for EIR public review from 11/19/13 through 12/19/13. On 3/26/14, DCB denied the conceptual design proposal and asked that the 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	147 (OT) Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accommodation units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	Massing One 5-story residential (senior) building over ground-floor retail and parking; 65' tall Parking On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for 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. On March 31, 2016 the option expired. 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	n in Process	
4	13 Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated commencing no later than 2029 * Improved pedestrian promenade and public amenities will be renovated.	Massing Four existing buildings up to 3 stories high Parking Existing open air parking and parking structure will be renovated. Total parking provided on site is 572 spaces.	Proprietary The Lessee initialed the term sheet 6/1/12. On 8/1/12, the Board provided instruction to proceed with negotiations for an option agreement and revised lease document based on a term sheet initialed by lessee. At the 1/8/14 meeting, the SCHC endorsed DBH's recommendation to adopt the MND and grant an option and extension of the lease term, which was heard and approved by the 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	15 AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-parking space garage	Massing Six buildings up to 5 stories and 70' high Parking All parking to be provided on site within new 1,271-space parking garage.	Proprietary The Board of Supervisors approved the assignment of the lease on December 17, 2013. The sale/assignment closed on 1/30/14. 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	28 Mariners Bay	Cathleen Hayes	* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation	Massing Seven buildings up to 3 stories high Parking Existing subterranean parking structure contains 947 parking spaces.	Proprietary The lessee initialed a term sheet in August 2013. The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Regulatory DCB conceptual approval obtained on 11/20/13. On June 3, 2015, Regional Planning approved the plot plan. On July 15, 2015, the DCB approved the final design of the project.	



Project Status Report - Key Map





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

DESIGN CONTROL BOARD MINUTES February 17, 2016

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

Members Absent: Jerome Stanley, Member (Second District); Simon Pastucha, Member (Third District)

Department Staff Present: Gary Jones, Director; Michael Tripp, Planning Specialist; Troy Evangelho, Planner; Yeni Maddox, Secretary

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

Guests Testifying: Aaron Clark, Armbruster, Goldsmith, and Delvac

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 1:33 PM

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

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

Mr. Wong led the Pledge of Allegiance.

2. Approval of January 20, 2016 Minutes

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

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

3. Public Comment

Kathy Knight spoke about the wildlife habitat in the wetland at Parcel 9.

Marcia Hanscom spoke about road signs being marked as private, and asking the Design Control Board (DCB) to help eliminate those signs.

Louise Steiner spoke about trees on public and private property.

4. Consent Agenda

No Items

5. Old Business

A. <u>Parcel IR – Marina Beach – Consideration of final design for Marina Beach renovation - DCB#15-011-B</u>

Mr. Evangelho presented the staff report.

Public Comment

Louis Steiner suggested using permeable sidewalks and milkweed marsh for the project.

Marcia Hanscom spoke about the plastic bird wires at the beach, and the reduction of the shelter area.

Lori Erlendsson spoke about using permeable sidewalks and native plants.

Dan Gottlieb spoke on project funding and the use of the Coastal Improvement Fund.

Board Comment

Vice Chair Jubany inquired about the wires used to discourage birds at Marina Beach.

Mr. Tripp replied that the bird wires exist at the beach due to the Total Maximum Daily Load (TMDL) for high bacteria levels in the back three basins of the harbor. A few years prior, a DNA test of the bacteria near the beach confirmed that the primary source of the bacteria was from birds. In response to the TMDL the Department installed the bird wires, water circulators, and BMPS in parking lots.

Vice Chair Jubany asked if the bird wires were part of the proposed project.

Mr. Tripp replied that they were not.

Vice Chair Jubany also inquired about the permeable sidewalks.

Ms. Joness explained that due to the proximity of the project to sand, staff opted not to use permeable pavement, because over time the sand would reduce the permeability of the pavement.

Chair Phinney stated that he would not recommend permeable pavers near the beach.

Vice Chair Jubany requested further description of the plant materials.

Ms. Joness stated that approximately half of the plant palette would be native and that the majority of the plantings occur in the bioswales in the parking lot area. Those plants were chosen based on their ability to absorb pollutants from the storm water. The only other landscaped areas would be the raised planters in the beach area. Because that area is heavily used and the planters would double as seat benches, staff chose resilient plant species.

Chair Phinney applauded the plant palette and reiterated that plantings in the bioswales are not suited to native plantings, but rather are selected because they are capable of removing toxins and thrive in the location. He also expressed his concern regarding the brown mesh on the façade of the restroom, and asked if the shelter area was being reduced.

Ms. Joness replied that the shelter had receded slightly but the picnic usage area would remain the same.

Chair Phinney expressed concern regarding the paving near the grill areas, which would stain easily and gave alternative suggestions. He also spoke about the lighting and asked staff to refrain from strip lighting and to use color lighting in moderation. He also suggested that staff remove sign clutter from the south entrance to the beach, and inquired if the fountain that was in previous concept plans for Marina Beach was part of the proposed project.

Mr. Joness replied that due to cost reasons the fountain was not incorporated into this project.

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

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

6. New Business

A. Parcel 9 – Wetland Park – Consideration of new signage, fencing, and lighting – DCB#16-002

Chair Phinney stated that in 15 minutes the quorum would be lost, that he had five speaker cards for the item, which would take approximately 15 minutes, and asked staff for direction on how to proceed.

Mr. Jones replied that they would like to use the time to present the staff report so that the Board would have an opportunity to look at the project, continue the item before the quorum was lost, and then take public comment.

Chair Phinney asked County Counsel if the Board took the staff report first, would an additional staff report be required at a subsequent meeting.

Ms. Caves replied that without a quorum the Board would not be able to take any action on the item, and that any future action would require another hearing, which would give the public another opportunity to comment on the project.

Chair Phinney suggested making the staff report informational, to allow the Board to familiarize themselves with the project, then take public comment, as much as time allows.

Ms. Caves agreed and suggested taking public comment beyond the loss of quorum, making it informational as well.

Mr. Evanghelho presented the staff report.

Chair Phinney suggested using the five minutes left with having a quorum for the Board to query staff and then proceed to the public comment period after the quorum was lost. He then asked the public if anyone objected. There were no objections.

Mr. Wong asked for clarification regarding the public and valet parking.

Mr. Evanghelho explained that the previously approved hotel project would have four surface public parking spaces, and 17 valet-controlled public parking spaces.

Chair Phinney suggested adding signage near the free parking area, to announce that additional parking was available at the valet area, and suggested that the hotel offer free valet parking. He also suggested instituting a "No Dogs Allowed" rule in the Wetland Park, and revising the sign accordingly. He then recommended a pet station adjacent to the park's gate entrance. Chair Phinney concluded his comments by announcing that the quorum was going to be lost, and opened the public comment period.

On a motion of Chair Phinney, seconded by Mr. Wong the item was continued due to Vice Chair Jubany's need to depart the meeting, therefore losing the quorum.

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

Public Comment

Dan Gottlieb spoke about ocean water in the Wetland Park and that he did not favor the project.

Kathy Knight spoke about the wildlife in the wetland and her opposition to the project.

Aaron Clark spoke about the sign program, the habitat, the California Coastal Commission's review of any changed circumstances, and favored the project.

Marina del Rey Design Control Board February 17, 2016 Page 4

Marcia Hanscom spoke about the signs, fencing, wetland's function and restoration, parking, and generally opposed the project.

Board Comment

Chair Phinney spoke about the lengthy history of the project site and the importance of protecting the area. He also asked staff if the item would be going before the Coastal Commission before it returned to the Board.

Mr. Jones replied that the item would return to DCB next month, but he did not know when the Coastal Commission would hear the extension request, but it potentially would be heard in May. He added that staff would include a timeline of the project's history in the next staff report. Mr. Jones then stated that the Coastal Commission was involved with the design of the wetland, and their biologists suggested using ocean water to create a tidally influenced wetland.

Chair Phinney stated that the timeline would be helpful and also requested seeing the hotel design, to get a better understanding of what the entire project would look like.

Mr. Jones stated that the hotel design has been brought before the DCB before.

Chair Phinney requested that staff present the project in a way where the Board could see the interface between the hotel and the wetland park. He also stated that he is not a biologist and does not have an opinion on what type of wetland would be appropriate, but would like to address the public's concerns expressed during the public comment period. He then asked staff if it was possible to design a different type of wetland.

Aaron Clark replied that if the type of wetland was changed, they would have to apply for a new Coastal Development Permit (CDP) or an amendment to the CDP.

Chair Phinney stated that he understood the importance of making a decision on this item expeditiously. He encouraged the members of the public to attend the Coastal Commission hearing.

7. Staff Report

The meeting was adjourned prior to the presentation of these reports.

8. Adjournment

Chair Phinney adjourned the meeting at 2:56 p.m.

Respectfully Submitted,

Yeni S. Maddox Secretary for the Design Control Board

DESIGN CONTROL BOARD MINUTES April 20, 2016

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

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Brock Ladewig, Deputy Director; Michael Tripp, Planning Specialist; Troy Evangelho, Planner; Yeni Maddox, Secretary

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

Guests Testifying: Autumn Thompson, Legacy Partners; Tony Bomkamp, Glenn Lukos Associates; Hannah Dewey, Department of Public Works (DPW); Khai Chung, DPW; Jack Hollander, Jack Hollander & Associates; Aaron Clark, Armbruster, Goldsmith, and Delvac; Kathleen Wishard, LRM Architects; Kathryn Toth, Lighting Design Alliance; Michael Pashaie, Pacific Ocean Management

1. Call to Order and Pledge of Allegiance

Vice Chair Jubany called the meeting to order at 12:09 p.m.

Vice Chair Jubany announced that Chair Phinney would be joining the Board later in the hearing.

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

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

Mr. Stanley led the Pledge of Allegiance.

2. Approval of February 17, 2016 Minutes

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

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

3. Public Comment

Dan Gottlieb spoke about the possible banning of non-motorized vessels in Marina del Rey.

Kathy Knight requested that the Board support recreational boating needs.

J. Kurland submitted a letter for public comment.

4. Consent Agenda

No Items

5. Old Business

A. Parcel 9 – Wetland Park – Consideration of new signage, fencing, and lighting – DCB#16-002

Mr. Evangelho presented the staff report.

Autumn Thompson stated that she worked on the signage and lighting plan for the project.

Aaron Clark stressed the importance of the project moving forward.

Public Comment

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Dan Gottlieb spoke against the project.

Ms. Knight spoke against the project and asked for clarification about the lighting.

Leslie Purcell expressed concern about the placement of a hotel near the wetland and about the water quality of the tidally-influenced wetland.

Marsha Santry, Tim Riley, and Patricia Younis spoke in favor of the project.

Vice Chair Jubany asked if the lighting would remain on during the evenings.

Mr. Evangelho replied that the lighting would operate from dusk to dawn.

Board Comment

Mr. Wong stated that the revised signage design had improved and inquired about the cost of the valet parking.

Mr. Finkel replied that the hotel was approved with a condition requiring the price of the valet spaces serving the park to be no more than the average price of other Marina del Rey public parking lots in the vicinity.

Ms. Jubany asked for clarification about the Coastal Commission's project timeline.

Mr. Tripp stated that the Coastal Commission was reviewing a time extension for the wetland park and the hearing would likely be held in May. He added that the issuance of the Coastal Development Permit was contingent upon the DCB's approval of the project.

Mr. Finkel stated that the Marina Local Coastal Program (LCP) requires the wetland park to be a tidally-influenced salt marsh.

Mr. Wong stated that the wetland park and hotel were first reviewed as one project, then split into separate projects.

Mr. Stanley expressed that the project was attractive and struck a good balance between development and conservation.

Ms. Jubany agreed with Mr. Stanley's comments.

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

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

B. <u>Parcel NR – Parking Lot 9 – Consideration of final site design for a new water quality enhancement project – DCB#15-012-B</u>

Mr. Evangelho presented the staff report.

Hannah Dewey, the project manager, spoke in support of the project.

Public Comment

Leslie Purcell inquired if the trash receptacles would have a recycling component.

Ms. Dewey replied that they would not have a recycling component.

Board Comment

Vice Chair Jubany inquired if the planters were irrigated.

Mr. Khai Chung, the project landscape architect, answered affirmatively.

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted. Ayes: 3 – Vice Chair Jubany, Mr. Stanley, and Mr. Wong

Vice Chair Jubany requested a 5-minute break.

Chair Phinney arrived and called the meeting back to order at 1:03 p.m.

- C. Parcel 44 Pier 44 Consideration of final site design for Pier 44 redevelopment DCB#08-015-B
- Mr. Evangelho presented the staff report.
- Mr. Wong inquired about the dry-stack storage and the loading and unloading of boats on the promenade.
- Mr. Stanley asked if there were existing retail stores and restaurants at the site and asked for the reasoning behind the proposed development.
- Mr. Evangelho stated that there were no restaurants, and that the site was developed with marine commercial and boat storage.

Aaron Clark stated that the project is consistent with the LCP and the County's desire to improve the area.

Jack Hollander, the project architect, spoke about the project's view corridors and explained why Building V (retail/restaurant) was not reoriented as requested. He added that he followed the DCB's request to exploit design differences between each building and to change the design of the Trader Joe's building.

Aaron Clark clarified that the orientation of Building V had not changed, however; the building was scaled down to allow a wider view corridor. He also stated that the project was in compliance with the tree and avian protection policies of the LCP, and added that the project would have a community room, available free of charge to the public.

Kathleen Wishard, the project landscape architect, stated that her approach was to make the Marina the primary focus and to use materials for a neutral palette.

Michael Pashaie, the project developer, provided the history leading to the current design of the site, the rationale for providing the types of buildings and uses proposed, and discussed financing concerns for the project. He also stated that he added more transient and dinghy docks to the project.

Kathryn Toth, the lighting consultant, stated that the lighting was designed to address safety and security, without impacts to boaters on the water.

Public Comment

Helen Coyne-Hoerle spoke against the project.

Dan Gottlieb spoke about the importance of the view corridors and keeping them from being obstructed.

Kathy Knight spoke against the project and expressed concern regarding traffic, bird safety related to the glass buildings, and the replacement of trees.

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Marsh Santry and Tim Riley spoke in favor of the project.

Eric Peterson expressed concerns about the traffic.

Patricia Yunis spoke in favor of the project.

Leslie Purcell asked if the kayak rentals were going to be relocated and expressed concern about the glass buildings in regards to birds.

Aaron Clark and Michael Pashaie addressed the questions and concerns posed by the public.

Board Comment

Vice Chair Jubany requested the applicant make the following changes to the project and stated that she was willing to work with the architect to help simplify the design:

- 1) Buildings I & VII, simplify the design and remove the "44" that is incorporated into the façade.
- 2) Building II needs to be scaled down, including the tower. Try elements from the old design.
- 3) Building IV reduce the amount of glass, remove cabling under the butterfly roof, reduce the angle of the butterfly roof, lighten the slanted wall and don't use wood siding from top to bottom.
- 4) Building VI needs to be changed so that it fits with the other buildings.

Chair Phinney requested the applicant make the following changes to the project:

- 1) Find a place for bicyclist restrooms located near bicycle parking.
- 2) Don't use mechanical chair lifts. Find another way to address the issue, such as ramps or an interior elevator.
- 3) Use a wood trellis for the shaded seating and consider using vines.
- 4) Do not use a campus design, where all of the buildings are similar.
- 5) Buildings I & VII should have the sign reading "Boaters" above the roof removed.
- 6) Building II should be redesigned as a warm residential scale type of building.
- 7) Building III should have a wood façade.

Chair Phinney stated that he likes the design of Building VI, and suggested that the applicant concentrate on redesigning Building II (Trader Joe's).

Mr. Wong inquired about the conflict between the bike path and the promenade to get to the Dry Stack Storage.

Aaron Clark stated that pedestrians could use Bali Way, therefore there is no conflict with the bike path.

Mr. Stanley stated that the docks and buildings need upgrading, and favored the dry stack storage component of the project, but opined that the project was not appropriate for the location, and questioned if the public would desire the proposed retailers at this location. He also expressed concerns with traffic.

Mr. Wong motioned to approve the project with conditions. Chair Phinney seconded the motion. The motion failed, with Chair Phinney and Mr. Wong voting in favor, and Vice Chair Jubany and Mr. Stanley voting against.

Michael Pashaie suggested that the commissioners approve the project with a condition that Chair Phinney, Vice Chair Jubany, and the architect meet, to redesign the Trader Joe's building.

Chair Phinney motioned to approve the project with conditions, and offered himself and Vice Chair Jubany to meet with the architect to discuss how to resolve the design of the Trader Joe's building.

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Amy Caves stated that motion was problematic because they would be approving a portion of the project, with the other portion to be approved outside of a public hearing.

On a motion of Chair Phinney, seconded by Mr. Wong this item was continued to return next month.

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

Vice Chair Jubany left the meeting at 3:09pm.

6. New Business

None.

7. Staff Report

Mr. Evangelho presented the Temporary Permits report.

Michael Tripp presented the Ongoing Activities report.

Carol Baker presented the Marina del Rey Special Events report.

8. Adjournment

Chair Phinney adjourned the meeting at 3:16 p.m.

Respectfully Submitted,

Yeni S. Maddox Secretary for the Design Control Board

Apr-16		18-25			26-30			31-35			36-40			41-45			46-50			51+									
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	TOTAL VACANT	TOTAL AVAILABLE	%VAC	VACANT (DOUBLES)	OUT OF SERVICE (DOUBLES)	OUT OF SERVICE (NON-DOUBLES)		TTL including OFF-LINE
P1		0			0			0			0			0			0			5	0.0%		5	0.0%					
P7		8	0.0%	3	80	3.8%	1	44	2.3%	1	42	2.4%	2	12	16.7%		7	0.0%		21	0.0%	7	214	3.3%					
P8	1	15	6.7%		48	0.0%	1	82	1.2%	1	38	2.6%		16	0.0%		7	0.0%		1	0.0%	3	207	1.4%					
P10		9	0.0%	2	101	2.0%		18	0.0%		15	0.0%		0			0			0		2	143					37	
P12		0			0		1	30	3.3%	1	53	1.9%	2	58	3.4%	1	44	2.3%	1	31	3.2%	6	216	2.8%				<u>'</u>	
P13		0			3	0.0%		33	0.0%	4	70	5.7%	5	36	13.9%	2	36	5.6%	1	8	12.5%	12	186	6.5%					
P15		0			0			0			0			0			0			0			0					236	
P18	1	198	0.5%	2	68	2.9%		41	0.0%		39	0.0%		26	0.0%	1	18	5.6%		34	0.0%	4	424	0.9%			1		
P20		42	0.0%		59	0.0%		21	0.0%		9	0.0%		8	0.0%		0			0			139				3		
P21	21	121	17.4%	1	51	2.0%		0	0.00/		10	0.0%		0			0	20.00/		0	0.00/	22	182	12.1%	20				
P28		0	0.00/	28	182	15.4%	2	100	2.0%	14	82	17.1%	_	0	2.201	2	9	22.2%		2	0.0%	46	375	12.3%			-		
P30	7	8	0.0%	2	70	2.9%	3	51	5.9%	1	33	3.0%	1	26	3.8%		52	0.0%	1	55	1.8%	8	270	2.7%	1	2	5		
P41	42	90	7.8%	3	24	12.5%	5	34	14.7%		0	0.00/		0			10	0.00/		0	0.00/	15	148					lacksquare	
P43	42	109	38.5%	43	120	35.8%	3	70	4.3%		36	0.0%		0			10	0.0%		4	0.0%	88		25.2%	21	F2	27		
P44 A47	35 17	145 18	24.1% 94.4%	10 22	28 79	35.7% 27.8%	10	59 28	8.5% 35.7%		28	21.4%	1	7	14.3%	1	1		1	0	50.0%	50 58	232 164	21.6% 35.4%	31	52	36	70	
P53	17	34	0.0%		23	0.0%	10	37	2.7%	0	20	0.0%	_ '	7	14.5%		1			3	30.0%	1	103					19	
P54		04 0	0.0%		23	0.0%	'	37	2.170	1	24	4.2%		6	0.0%		7	0.0%		1/	0.0%	1	54	1.0%	1	2			
P111		20	0.0%		27	0.0%		2	0.0%	_	15	0.0%		0	0.070		8	0.0%	8	39	20.5%	8	111		'				
P112	5	100	5.0%		0	0.070		11	0.0%	2	24	8.3%		0			n	0.070	4	40	10.0%	11						lacksquare	
P125I	3	24	12.5%	3	49	6.1%	6	93	6.5%	2	50	4.0%	1	27	3.7%	2	17	11.8%	2	18	11.1%	19		6.8%	1				
P132	J	29	0.0%	J	3	0.0%		68	0.0%	1	58	1.7%	3	45	6.7%		39	0.0%		20	0.0%	4	262	1.5%	'	1			
Total	132	970	13.6%	119	1018	11.7%	38	822	4.6%	34	635	5.4%	15	267	5.6%	9	255	3.5%	18		6.1%	365	4262	8.6%	56	57	45	352	4614

Summation

Vacancy in 18-25' 13.6%
Vacancy in 26'-30' 11.7%
Vacancy in 31'-35' 4.6%
Vacancy in 36'-40' 5.4%
Vacancy in 41'-45' 5.6%
Vacancy in 46' to 50' 3.5%
Vacancy in 51' and over 6.1%

Total Vacancy 8.6% Vacancy w/o DOUBLES, OUT OF SERVICE slips 9.5%

Note:

Parcel 15 undergoing dock reconstruction commencement September 2014
Anchorage 47 undergoing dock reconstruction commencement September 2015

Marina del Rey Slip Vacancy Report

May-16		18-25			26-30			31-35			36-40			41-45			46-50			51+						
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF- LINE	TTL including OFF-LINE															
P1		0			0			0			0			0			0			5	0.0%		5	0.0%		
P7		8	0.0%	4	80	5.0%	1	44	2.3%	2	42	4.8%	2	12	16.7%		7	0.0%		21	0.0%	9	214	4.2%		
P8	1	15	6.7%		48	0.0%	1	82	1.2%	1	38	2.6%	1	16	6.3%		7	0.0%		1	0.0%	4	207	1.9%		
P10		8	0.0%	2	81	2.5%		16	0.0%		14	0.0%		0			0			0		2	119		61	
P12		0			0		3	30	10.0%	0	53	0.0%	1	58	1.7%	0	44	0.0%	0	31	0.0%	4	216	1.9%		
P13		0			3	0.0%		33	0.0%	2	70	2.9%	4	36	11.1%	4	36	11.1%	1	8	12.5%	11	186	5.9%		
P15		0			0			0			0			0			0			0			0		236	
P18	1	198	0.5%	0		0.0%		41	0.0%		39	0.0%		26	0.0%		18	0.0%		34	0.0%	1	424	0.2%		
P20		42	0.0%		59	0.0%		21	0.0%		9	0.0%		8	0.0%		0			0			139	0.0%		
P21	20	121	16.5%	0	0.	0.0%		0		1	10	10.0%		0			0			0		21	182	11.5%		
P28		0		28		15.4%	2	100	2.0%	14	82	17.1%		0		2	9	22.2%		2	0.0%	46		12.3%		
P30		8	0.0%	2	70	2.9%	3	51	5.9%	1	33	3.0%	1	26	3.8%		52	0.0%	1	55	1.8%	8	295	2.7%		
P41	7	90	7.8%	2	24	8.3%	6	34	17.6%		0			0			0			0		15	148	10.1%		
P43	42		38.5%	41	120	34.2%	1	70			36	0.0%		0			10	0.0%		4	0.0%	84		24.1%		
P44	36	145	24.8%	12		42.9%	7	59	11.9%		0			0			0			0		55		23.7%		
A47	15		33.3%	12		15.2%	8	28	28.6%	20	28	71.4%	6	7	85.7%	1	1	100.0%	3	3	100.0%	65		34.0%	52	
P53		34	0.0%		23	0.0%	1	37	2.7%		9	0.0%		0			0			0		1	103	1.0%		
P54		0			3	0.0%		0		1	24	4.2%		6	0.0%		7	0.0%		14	0.0%	1	54	1.9%		
P111		20	0.0%		27	0.0%		2	0.0%		15	0.0%		0			8	0.0%	8	39	20.5%	8	111	7.2%		
P112	5	100	5.0%		0			11	0.0%	2	24	8.3%		0			0		3	40	7.5%	10	170	5.7%		
P125I	2	24	8.3%	2	49	4.1%	5	93	5.4%	1	50	2.0%	1	27	3.7%	2	17	11.8%	1	18	5.6%	14	2.0	5.0%		
P132		29	0.0%		3	0.0%		68	0.0%	2	58	3.4%	1	45	2.2%		39	0.0%		20	0.0%	3	262	1.1%		
Total	129	996	13.0%	105	998	10.5%	38	820	4.6%	47	634	7.4%	17	267	6.4%	9	255	3.5%	17	295	5.8%	362	4265	8.5%	349	4614

Summation

Vacancy in 18'-25' 13.0%
Vacancy in 26'-30' 10.5%
Vacancy in 31'-35' 4.6%
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Vacancy in 46' to 50' 3.5%
Vacancy in 51' and over 5.8%

Total Vacancy 8.5% Vacancy w/o DOUBLES, OUT OF SERVICE slips 6.3% Note:

Parcel 10 dock reconstruction commencement August 2016
Parcel 15 dock reconstruction commencement September 2014
Anchorage 47 dock reconstruction commencement September 2015

_Apr-16	Jrder ^C	one truction had here	Jane Total	Wag. % of a	OTAL CORNI	M. Turke S. HOLD
25' & Less						-
Number of Slips	188	970	4614	21%	16%	Ī
26'-30'						_
Number of Slips	57	1018	4614	22%	19%	Ī
•	-		-	-	-	•
30'-35'	1					
Number of Slips	83	1609	4614	35%	18%	I

May-16	Jrde C	Date Haritation Red Paris	, dage , do fair	net ologic	OTAL COP MI	THREE HOLD
25' & Less						•
Number of Slips	162	996	4614	22%	16%	
26'-30'						
Number of Slips	77	998	4614	22%	19%	
	_					
30'-35']					_
Number of Slips	93	1599	4614	35%	18%	*