



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Amy M. Caves
Chief Deputy Director

LaTayvius R. Alberty
Deputy Director

Warren Ontiveros
Deputy Director

**AGENDA FOR THE REGULAR MEETING OF THE
SMALL CRAFT HARBOR COMMISSION
Wednesday, February 11, 2026
10:00 A.M.**

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

NOTICE

Members of the public may attend in person or via a two-way audiovisual platform on Zoom:

REMOTE PARTICIPATION

To observe and provide verbal public comment for the record during the meeting, go to <https://bh-lacounty.gov.zoom.us/j/81668899344> (Webinar ID: 816 6889 9344) and staff will assist you via the Zoom chat feature.

OBSERVING THE MEETING

To observe the meeting without public comment for the record, go to <https://bh-lacounty.gov.zoom.us/j/83299955079> (Webinar ID: 832 9995 5079) or dial (669) 900-6833 or (669) 444-9171.

PROVIDING PUBLIC COMMENT BEFORE THE MEETING

To provide verbal public comment for the record before the meeting, send an email to DSCHCSecretary@bh.lacounty.gov or dial (424) 526-7778 and leave a message with your comment, and the agenda item number; you may also include your first and last name, email address, and phone number. Public comments submitted before 5 p.m. on Tuesday, February 9, 2025, provided to the Small Craft Harbor Commission. Verbal public comments submitted after 5 p.m. on Tuesday, February 9, 2025, will not be provided to the Small Craft Harbor Commission but will be transcribed and added to the public record.



1. **CALL TO ORDER, LAND ACKNOWLEDGEMENT AND PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES**
Small Craft Harbor Commission Meeting of January 14, 2026
3. **COMMUNICATION FROM THE PUBLIC**

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

This is the opportunity for members of the Commission to provide notification to the public regarding any communication received by the Commissioners from the public, lessees, or other interested parties regarding business of Marina del Rey.
5. **REGULAR REPORTS**
 - a. Marina Sheriff (VERBAL REPORTS)
 - Crime Statistics
 - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance with Liveaboard Permit Percentages
 - b. Marina del Rey and Beach Special Events (VERBAL REPORT)
 - c. Report on the ongoing capital projects in Marina del Rey (VERBAL REPORT)
6. **OLD BUSINESS**
 - a. None
7. **NEW BUSINESS**
 - a. Killer Shrimp (Parcel 33) (ENDORSEMENT REQUIRED)
Assignment Of Lease Agreement
8. **STAFF REPORTS**
Ongoing Activities (VERBAL REPORTS)
 - Board Actions on Items Relating to Marina del Rey
 - Regional Planning Commission Calendar
 - California Coastal Commission Calendar
 - Redevelopment Project Status Report
 - Design Control Board Minutes
 - Marina del Rey Slip Report
 - California Coastal Commission Slip Report
 - Illegal Boat Charter Enforcement
9. **ADJOURNMENT**

PLEASE NOTE

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

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

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

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

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

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

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

Si necesita asistencia para interpretar esta informacion llame al (424) 526-7777.

ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (424) 526-7752 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA Coordinator may be reached by email at rstassi@bh.lacounty.gov

SMALL CRAFT HARBOR COMMISSION MINUTES
Wednesday, January 14, 2026

Commissioners: Bernard Kozacik, Vice Chair; Nathaniel Salazar, and Bobby LaBonge.

Department of Beaches and Harbors (DBH): LaTayvius Alberty, Deputy Director; Miguel Covarrubias, Chief of Asset Management Division; Ivy Bordenave-Priestley, Lease Specialist.

Item 1 - Call to Order and Pledge of Allegiance

Vice Chair Kozacik called the meeting to order at 10:03 a.m., followed by the Land Acknowledgement Statement and the Pledge of Allegiance. Ivy Bordenave-Priestley read the hybrid meeting procedures.

Item 2 – Approval of Minutes

Motion to approve the November 12, 2025, meeting minutes by Commissioner LaBonge, seconded by Commissioner Salazar.

Ayes: 3, Vice Chair Kozacik, and Commissioners LaBonge, and Salazar.

Item 3 – Communication from the Public

Yolanda Gonzalez, expressed concerns over the homeless issue moving closer on Washington Blvd. Ms. Gonzalez also stated there seems to be a lack of transparency around low-income housing development plans for the area.

Elliott Zimmerman, of Blue Water Sailing, complimented staff of the Department of Beaches and Harbors (DBH) on the work that they do to make the Marina a place that people enjoy coming to for events. Mr. Zimmerman implored DBH to continue to provide commercial opportunities on waterfront property where they need to be.

Item 4 – Communication with the Commissioners

Commissioner Salazar announced that the Dragon Boat race will be held again March 7, 2026, in the Marina and that he hoped that everyone can enjoy that and that businesses here could take advantage of the influx of the public and that are coming and that he has a team from Dubai that might come.

Commissioner Kozacik mentioned that he has heard that the homelessness situation has been worsening.

Item 5a – Marina Sheriff

Deputy Eric Fields, Marina del Rey Harbor Operations
Received and Filed. Presented the report.

Keri Rupp Fleet Captain at Pacific Mariners Yacht Club – commented that crime issue seems worse.

Yolanda Gonzales, raised the issue of the increased homeless again.

Item 5b – MdR and Beach Special Events

Catrina Love Division Chief, Community and Marketing Services
Received and Filed. Presented the report.

Yolanda Gonzales suggested we look into being a hosting community for the Olympics and that we make it a priority to keep our open spaces to keep our winds for the sail boats as they come into and leave the marina.

Item 5c – MdR Ongoing Capital Projects

Chantal Alatorre Departmental Facilities Planner II
Received and Filed. Presented report.

Yolanda Gonzales expressed concern over the location of the parking structure, and stated that she felt it would interrupt the winds that the sail boats needed to get into their slips as they came into the harbor. She also stated that there should be investments made into improvements to the public restrooms.

Item 6 – OLD BUSINESS

None

Item 7 – NEW BUSINESS

Item 7a Election of Commission Officers

Commissioner Salazar moves to elect Commissioner Gorman to a second term as Chair and Commissioner Kozacik to a second term as Vice Chair. Commissioner LaBonge seconds.

Ayes: 3, Vice Chair Kozacik, Commissioners LaBonge, and Salazar.

Item 7b Approval of Commission Meeting Schedule

Commissioner Salazar noted that at some point during the year, they will have the ability to schedule a special meeting in the evening, when necessary, for those not able to attend a daytime meeting. The November meeting will need to be rescheduled to a special meeting as the scheduled date of November 11, 2026, is Veteran's Day. Motion to accept by Commissioner Salazar, seconded by Commissioner Kozacik.

Ayes: 3, Vice Chair Kozacik, Commissioners LaBonge, and Salazar.

Item 8 – Staff Reports

None

Update on MdR for all

LaTayvius Alberty, Deputy Director reported the surveys are closed and data is being tallied. A virtual meeting of the Community Based Organizations throughout the County is scheduled for January 29th. The consultants are compiling everything and preparing a final product to present to the Commission and the Board of Supervisors as well as the public.

Commissioner Salazar mentioned in the past, with the help of the 2nd District, the Commission had given recognition certificates to members of the public for contributions to the community of MdR.

Item 9 – ADJOURNMENT

Vice Chair Kozacik adjourned the meeting at 10:05.



**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES JANUARY 2026**

	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	Parks 2791	TOTALS
Homicide											
Rape											
Robbery: Weapon									1		1
Robbery: Strong-Arm			1				1	1	1		4
Aggravated Assault								1	2		3
Burglary: Residence	1	1			1		4	5	3		15
Burglary: Other Structure	4							2	1		7
Grand Theft	4	4			1	1		4	4		18
Grand Theft Auto	2	1					4	1	2		10
Arson											0
Boat Theft											0
Vehicle Burglary	2					1		5	1		9
Boat Burglary				2							2
Petty Theft	10	4				1		1	5		21
REPORTING DISTRICTS TOTALS	23	10	1	2	2	3	9	20	20	0	90

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

Source- LARCIS, **Date Prepared** February 2, 2026
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART II CRIMES – JANUARY 2026



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		1
Aggravated Assault		
Burglary: Residence	1	4
Burglary: Other Structure		
Grand Theft	1	
Grand Theft Auto		4
Arson		
Boat Theft		
Vehicle Burglary		
Boat Burglary		
Petty Theft		
Total	2	9

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

Source- LARCIS, **Date Prepared** February 2, 2026
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART III CRIMES- JANUARY 2026



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2791)
Part III Crimes		
Homicide		
Rape		
Robbery: Weapon		1
Robbery: Strong-Arm	1	3
Aggravated Assault		3
Burglary: Residence	2	13
Burglary: Other Structure	4	3
Grand Theft	8	10
Grand Theft Auto	3	7
Arson		
Boat Theft		
Vehicle Burglary	2	7
Boat Burglary	2	
Petty Theft	14	7
Total	36	54

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

Source- LARCIS, **Date Prepared – February 2, 2026**
CRIME INFORMATION REPORT - OPTION 5A



Caring for Our Coast

◆ ◆ ◆
Gary Jones
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Chief Deputy Director

LaTayvius R. Albery
Deputy Director

Warren Ontiveros
Deputy Director

February 11, 2026

TO: Small Craft Harbor Commission
FROM: Gary Jones, Director 
SUBJECT: **ITEM 5B – MARINA DEL REY SPECIAL EVENTS**

BURTON CHACE PARK YOGA CLASS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Mondays
6:30 p.m. – 7:30 p.m.
Cost: FREE

Enjoy a yoga session at the water's edge. Yoga classes are offered to all, regardless of age or ability, for free with instructor David Lilly. Classes focus on improving flexibility, strength, and overall well-being. Children should be able to follow along or sit quietly with a parent or guardian. Students must bring their own mats, water, and sunscreen. Pre-registration for each class is required.

For registration or details: Call (424) 526-7910 or email chacepark@bh.lacounty.gov

BURTON CHACE PARK WALKING CLUB

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey
Tuesdays and Thursdays
10:30 a.m. – 11:30 a.m.
Cost: FREE

Looking for a new way to exercise? The Department of Beaches and Harbors (Department) offers a weekly walking group to help you increase your heart rate and daily step count while taking in beautiful views of the Marina del Rey harbor. Registration is required.

For registration or details: Call (424) 526-7910 or email chacepark@bh.lacounty.gov



SANDY BRUSHES DRAWING & PAINTING CLASS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Wednesdays
5:00 p.m. – 6:30 p.m.
Cost: FREE

The Department offers a free drawing and watercolor painting class for beginners (ages 14 and older). Classes are limited to 10 people and supplies are provided. Pre-registration for each class is required.

For registration or details: Call (424) 526-7910 or email chacepark@bh.lacounty.gov

BURTON CHACE PARK ZUMBA CLASS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Thursdays
3:30 p.m. – 4:30 p.m.
Cost: FREE

Ditch your boring workout and join the Department's free Zumba class at Burton Chace Park to get cardio-fit while moving to the rhythms of Latin-inspired dance and music! Each class is limited to 20 people. Pre-registration for each class is required.

For registration or details: Call (424) 526-7910 or email chacepark@bh.lacounty.gov

MARINA DEL REY FARMERS' MARKET

Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey
Saturdays
9:00 a.m. – 2:00 p.m.

Each Saturday, the Department and Southland Farmers' Market Association present the Marina del Rey Farmers' Market, offering fresh, locally grown fruits and veggies (organic and conventional). Also, enjoy delicious prepared and prepackaged foods, and shop for artisanal crafts from local small vendors. Paid parking is available for 50 cents for every 15 minutes.

For more information: Call (424) 526-7900 or visit [instagram.com/marinadelreyfm/](https://www.instagram.com/marinadelreyfm/)

MARINA DEL REY DRAGON BOAT FESTIVAL

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Saturday, March 7, 2026
Time: 7:00 a.m. – 4:00 p.m.

Join the Los Angeles County Dragon Boat Club, in collaboration with the Department, for the Marina del Rey Dragon Boat Festival at Burton Chace Park! This free event will feature local and out-of-state dragon boat teams and clubs competing to be the fastest boat on the water. Spectators are encouraged to cheer and watch the races from Burton Chace Park.

For more information: Visit [losangelescountdragonboatfestival.com](https://www.losangelescountdragonboatfestival.com)

LOS ANGELES COUNTY BLOOD DRIVE

Burton Chace Park Community Room ♦ 13650 Mindanao Way ♦ Marina del Rey
Thursday, March 12, 2026
10:00 a.m. – 4:00 p.m.

Take part in this lifesaving blood drive hosted by the Department, in collaboration with the Red Cross. Please remember to eat well and increase your fluid intake a couple of days before and on the day of your donation appointment. A photo ID is required.

To schedule your donation, visit [redcrossblood.org](https://www.redcrossblood.org) and enter sponsor code: LACBH or contact Jesus Gomez Jr. at JGomezJr@bh.lacounty.gov.

For more information: Call (800) RED-CROSS

W.A.T.E.R. PROGRAM SPRING SAILING CLASSES

Boathouse - Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Los Angeles County Lifeguards instruct the Department's sailing courses that teach students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. Students learn to sail on 14-foot Capri sailboats (with main sail and jib) and Laser sailboats.

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

2026 SPRING SAILING SESSIONS

Time: 10:00 a.m. – 4:00 p.m.

Ages: 11 – 17 years old

Class Size: 6 – 10 students with 3 Lifeguard instructors

Fee: \$375 per 5-day session

Beginning and Intermediate Sailing:

March 30 – April 3

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

For more information: Call (424) 526-7897 or visit water@bh.lacounty.gov

SUNSET SERIES REGATTAS

Marina del Rey

Wednesdays, April 15 through September 2, 2026

6:00 p.m. - 8:00 p.m.

Spectators can watch boats race along the Marina del Rey harbor on Wednesday evenings between 6:00 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information: Visit calyachtclub.com/regatta

BEACH EATS – GOURMET FOOD TRUCK EVENT

Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey

Thursdays, May 7 through October 29, 2026

5:00 p.m. – 9:00 p.m.

Grab a bite at Beach Eats, the Department's gourmet food truck event at Mother's Beach, every Thursday through October. Food trucks rotate weekly with an assortment of menu options, including desserts, burgers, BBQ, tacos, lobster rolls, and more. Paid parking is available for 50 cents for every 15 minutes.

For more information: Call (424) 526-7900 or visit bestfoodtrucks.com/beacheats

BEACH SHUTTLE

May 25 through September 27, 2026

Saturdays: 10:00 a.m. – 10:00 p.m.

Sundays: 10:00 a.m. – 8:00 p.m.

*Holidays: 10:00 a.m. – 8:00 p.m.

Cost: FREE

Catch a free ride on the Beach Shuttle between Playa Vista, Marina del Rey, and the Venice Beach Pier to enjoy surf, sand, and attractions surrounding Marina del Rey. The Beach Shuttle operates on weekends and select holidays every spring and summer.

*Memorial Day – Monday, May 25

Marina Special Events
February 11, 2026
Page 5 of 5

*Independence Day – Saturday, July 4

*Labor Day – Monday, September 7

For more information: Call (424) 526-7900 or visit beaches.lacounty.gov/beachshuttle

GJ:CML:da



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Chief Deputy Director

LaTayvius R. Albery
Deputy Director

Warren Ontiveros
Deputy Director

February 11, 2026

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: **ITEM 7a– CONSENT TO ASSIGNMENT OF LEASE
AGREEMENT NO. 10665 – KILLER SHRIMP (PARCEL 33R)**

Item 7a requests the Commission's endorsement of a proposed assignment of Lease Agreement No. 10665 for Parcel 33R in Marina del Rey from Legado Marina, LLC to Killer Shrimp Marina del Rey, LP, as required under the Lease. The attached Board Letter provides additional details.

Staff recommends that the Commission endorse the Director's recommendation that the Board of Supervisors approve and consent to the proposed assignment.

GJ:AC:LA
IBP:AD:gb

Attachments



March 17, 2026

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

Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Amy M. Caves
Chief Deputy Director

LaTayvius R. Alberty
Deputy Director

Warren Ontiveros
Deputy Director

Dear Supervisors:

**CONSENT TO ASSIGNMENT OF LEASE AGREEMENT NO. 10665
PARCEL 33R - MARINA DEL REY - KILLER SHRIMP
(SECOND DISTRICT) (4 VOTES)**

SUBJECT

Request for approval of the proposed assignment of Lease Agreement No. 10665 (Lease) for Parcel 33R in Marina del Rey from LEGADO MARINA, LLC, a Delaware limited company, to KILLER SHRIMP MARINA DEL REY, LP, a California limited partnership, as required under the Lease.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA), or, in the alternative, that the actions are exempt for the reason stated in this Board Letter.
2. Approve and consent to the proposed assignment of Lease Agreement No. 10665 for Parcel 33R in Marina del Rey from LEGADO MARINA, LLC, a Delaware limited company (Lessee), to KILLER SHRIMP MARINA DEL REY, LP, a California limited partnership (Assignee).
3. Approve and authorize the Director of the Department of Beaches and Harbors ("Department" or "DBH") to execute any documentation, approved as to form by County Counsel, necessary to effectuate the proposed assignment and to take any necessary and appropriate actions to implement the proposed assignment, including, but not limited to, any consents, estoppels and related documentation.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Parcel 33R, commonly known as Killer Shrimp, is an approximately 2.48-acre waterfront leasehold located at 4211 Admiralty Way (Premises) in Marina del Rey. The Premises include 94,969 square feet of land and 13,043 square feet of water area, improved with

a 437-seat waterfront restaurant featuring indoor dining, outdoor balcony seating, and a guest dock that provides short-term boater access. The Premises also includes an upper-level event space that supports private functions and additional dining capacity. The Lease commenced on April 1, 1966, and is set to expire on March 31, 2026. Pursuant to the Lease, prior written consent from the County is required for any assignment, which may not be unreasonably withheld.

Lessee is requesting that the County of Los Angeles (County) approve the assignment of Lease to Assignee. In accordance with the Lease, the Assignee has submitted all required documentation, including updated ownership disclosures, financial capacity information, and a summary of operating history. The proposed ownership structure is summarized in Enclosure A of this Board Letter.

DBH has reviewed the proposed assignment and found that the Assignee is the current sublessee and operator of the Killer Shrimp restaurant, which has operated under the Killer Shrimp brand since 1988 and has maintained continuous operations at the Parcel 33R site since 2011. The Assignee has an established track record in Marina del Rey's food and beverage sector and has submitted documentation demonstrating both financial capacity and operational continuity. Based on preliminary financial statements, the Assignee reports an equity net worth of approximately \$18 million.

Pursuant to DBH's Policy Statement No. 23 – Assignments of Lease dated January 16, 1974, the County's determination of whether to approve a proposed assignment shall be based on one or more of the following: (a) the financial condition of the proposed Assignee; (b) the price to be paid for the leasehold, which is \$125,000, as it relates to the improvements and potential development thereon; and (c) the management of the leasehold by the new lessee being in the best interest of the whole Marina. For the reasons stated herein, the proposed assignment meets these requirements.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The recommended actions support the Los Angeles County Strategic Plan:

North Star 2 – Foster Vibrant and Resilient Communities By ensuring operational continuity at a well-established waterfront restaurant, the proposed lease assignment helps preserve the vitality of Marina del Rey's visitor-serving uses. It maintains leasehold revenue that supports DBH's coastal and community-serving programs.

North Star 3 – Realize Tomorrow's Government Today by upholding prudent asset management practices, enforcing the terms of the ground lease, and ensuring accountability and transparency in the oversight of long-term County real estate interests.

FISCAL IMPACT/FINANCING

In connection with the proposed assignment, the Assignee will pay the County a total assignment fee of \$120,000, to be paid in monthly installments of \$10,000 (Assignment Fee), which will be deposited into the Marina del Rey ACO Fund. The Assignment Fee is separate from, and in addition to, any rent or other payments required under the Lease, and is not tied to possession of the Premises.

Pursuant to the Lease, the Lessee will reimburse the County for administrative costs related to the proposed assignment. DBH does not anticipate any impact to its operating budget, nor does this action require a budget adjustment.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the terms previously stated, the County's consent to the proposed assignment is subject to the following:

- The proposed sales price of \$125,000 represents the consideration paid by the Assignee to the Lessee for the assignment of the Lease and reflects the limited remaining term of the Lease.
- In connection with the proposed assignment, the Assignee will pay the County a monthly Assignment Fee of \$10,000 up to a maximum amount of \$120,000, as further set forth in the assignment documentation.
- The proposed assignment does not include any extension of the Lease term or modification of the existing rent structure.

The proposed Assignee has agreed to assume the responsibility for the outstanding lease, maintenance, and rent obligations except for the rent and other monetary obligations owed by Assignor to the County as outlined in the Assignment.

County Counsel has reviewed and approved the proposed consent, and assignment and assumption, as to form.

At its meeting on **February 11, 2026**, the Small Craft Harbor Commission endorsed the Director's recommendation that your Board consent to the proposed assignment of Lease Agreement No. 10665.

Leasing of County-owned property in Marina del Rey is authorized pursuant to California Government Codes Sections 25536 and 25907.

ENVIRONMENTAL DOCUMENTATION

The proposed assignment is not subject to CEQA because it is an activity that is excluded from the definition of a project under Section 21065 of the Public Resources Code and Section 15378(b) of the State CEQA Guidelines. Approval of the proposed assignment is an administrative activity of government which will not result in direct or indirect physical changes to the environment. In the alternative, approval of the proposed assignment is exempt pursuant to Sections 15061(b)(3) and 15301 of the State CEQA Guidelines because it can be seen with certainty that the actions will not have a significant adverse impact on the environment and does not authorize new construction or expansion of existing use and will not result in significant environmental effects. There are no cumulative impacts, unusual circumstances, or other factors that would negate the applicability of this exemption.

Upon your Board's approval of the recommended actions, the Department will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There is no impact on current services or projects.

CONCLUSION

It is recommended that your Board consent to the proposed assignment of Lease Agreement No. 10665. Upon approval, please instruct the Executive Officer of the Board of Supervisors to send a copy of the adopted stamped Board letter to the Department of Beaches and Harbors.

Respectfully submitted,

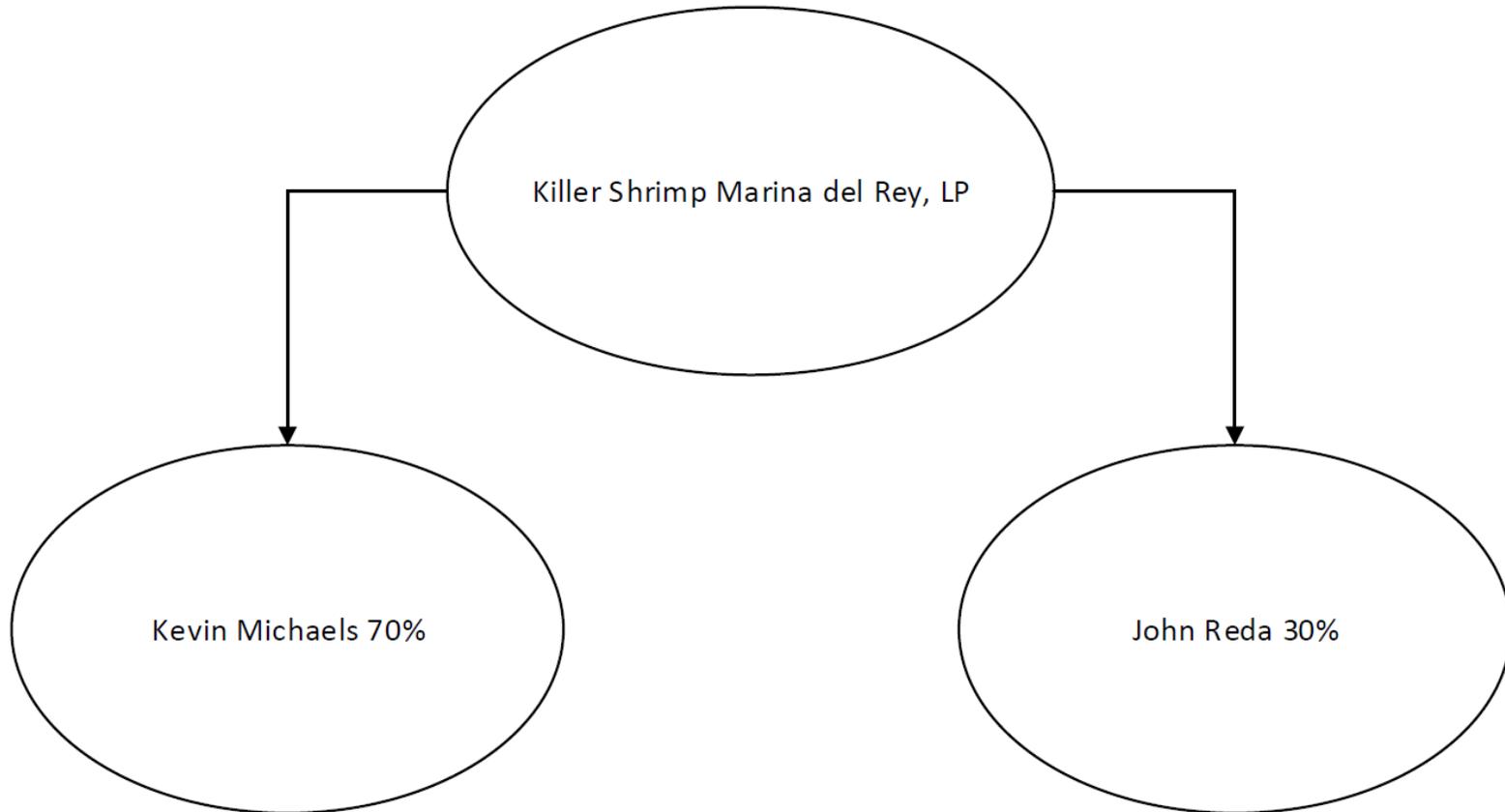
GARY JONES
Director

GJ:AC:LA:MAC:
BP:AD:gb

Enclosures

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

ENCLOSURE A - Killer Shrimp Organizational Chart



**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Killer Shrimp Marina del Rey, LP
4211 Admiralty Way
Marina del Rey, California 90292.

MAIL TAX STATEMENT TO:

Killer Shrimp Marina del Rey, LP
4211 Admiralty Way
Marina del Rey, California 90292.

(Space Above Line for Recorder's Use Only)

Documentary Transfer Tax: \$0 – Transfer is of a leasehold with a lease term of less than 35 years

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE
27388.1(a)(2)

ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND CONSENT

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. **LEGADO MARINA, LLC**, a Delaware limited liability company ("**Assignor**") does hereby assign, transfer, grant, convey and set over to **KILLER SHRIMP MARINA DEL REY, LP**, a California limited partnership ("**Assignee**"), all of its right, title and interest in and to that certain leasehold created by that certain Lease Agreement (Lease No. 10665, P33R) dated May 4, 1966 as disclosed by a Notice of Lease recorded May 23, 1966 as Instrument No. 2306 in Book M2228 page 680 of Official Records of Los Angeles County and recorded in full November 14, 1979 as Instrument No. 79-1279517 of Official Records of Los Angeles County, executed by the County of Los Angeles ("**County**"), as lessor, and Marina Investment Company, a joint venture, as lessee, upon and subject to the terms, covenants, conditions and provisions therein, as amended (the "**Lease**"), covering the leased premises more particularly described in Exhibit A attached hereto and incorporated herein (the "**Property**"), to have and to hold the same for and during the rest, residue and remainder of the term of the Lease (the "**Assignment**"). The term of the Lease commenced on April 1, 1966, and will expire on March 31, 2026.

2. Assignor hereby quitclaims, remises and releases to Assignee, all of Assignor's right, title and interest in and to the improvements located on the Property, which improvements are and shall remain real property.

3. Assignee hereby accepts the foregoing assignment and assumes and agrees to perform and observe all of the covenants, conditions, obligations, liabilities and provisions in the Lease to be performed and observed by the lessee thereunder, or for which the lessee thereunder is liable, which arise and relate to the period from and after December 31, 2025 (the "**Effective Date**") or which have arisen and relate to the period prior to the Effective Date except as provided herein. This assumption shall include, without limitation, the obligation to cure any defaults and

delinquencies under the Lease (if any) and to pay County percentage rent and any other amounts attributable to the period prior to this Assignment, but not discovered by County or Assignee until after this Assignment, provided, however, and notwithstanding any release of Assignor from liability under the Lease by Assignee or by the County, solely as between Assignor and Assignee, and without affecting the rights or remedies of the County under the Lease, but subject to the terms of that certain Agreement of Sale and Purchase dated as of December 31, 2025 between Assignor and Assignee (the "**Purchase Agreement**"). Assignor shall be liable to the extent provided in the Purchase Agreement ("**Assignor Retained Monetary Obligations**") and to the extent paid by Assignee, Assignee shall be entitled to pursue a claim against Assignor as provided in the Purchase Agreement.

4. Assignor and Assignee hereby acknowledge and agree that, in accordance with that certain Acknowledgement and Consent executed by the County on March __, 2026, Assignor and Assignee shall be jointly and severally liable to the County for payment of any and all deficiencies in payments owing to the County under the Lease for the period preceding the Effective Date and first revealed by an audit after the date of this Assignment.

5. Assignor agrees to indemnify, defend and hold harmless Assignee from and against any and all claims, demands, liabilities, suites, actions, judgments, costs and expenses (including reasonable attorneys' fees and court costs) arising and accruing from or out of Assignor Retained Monetary Obligations under the Lease prior to the Effective Date.

6. Assignee agrees to indemnify, defend and hold harmless Assignor from and against any and all claims, demands, liabilities, suites, actions, judgments, costs and expenses (including reasonable attorneys' fees and court costs) arising out of or relating to Assignee's failure to perform any duty or obligation accruing with respect to the period prior to and from and after the recordation of this Assignment other than with respect to Assignor Retained Monetary Obligations.

7. Each of Assignor and Assignee represents and warrants that they have all the requisite authority to execute this Assignment and this Assignment constitutes a legal, valid and binding obligation of each of Assignor and Assignee, enforceable against each of Assignor and Assignee.

8. This assignment is made SUBJECT TO: (i) all taxes and special assessments for the year 2025-2026 not yet delinquent, and subsequent years, (ii) all zoning ordinances, building codes and other land use laws and applicable governmental regulations, (iii) all covenants, agreements, conditions, easements, restrictions and rights of record, and (iv) all matters that would be shown by a current survey and/or revealed by a current physical inspection of the Property.

9. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

10. Any notices intended for Lessee (as defined in the Lease) shall hereafter be directed to Assignee at:

Killer Shrimp Marina del Rey, LP
4211 Admiralty Way

Marina del Rey, California 90292

11. This Assignment shall be governed by and construed in accordance with the laws of the State of California.

12. This Assignment may be executed in any number of identical counterparts, all or any of which may contain the signatures of fewer than all of the parties, and all of which shall be construed together as a single instrument.

13. This Assignment shall be construed as if drafted jointly by the parties and shall not be interpreted in favor of or against either party on the basis of authorship. Each party acknowledges that it has had the opportunity to consult with independent legal counsel regarding this Assignment.

[SIGNATURES BEGIN ON NEXT PAGE]

Dated as of the 31st day of December, 2025.

ASSIGNOR:

LEGADO MARINA, LLC, a Delaware limited liability company

By: EMC DEVELOPMENT, A LIMITED LIABILITY COMPANY, a California limited liability company, its Managing Member

By: 
Edward M. Czucker, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

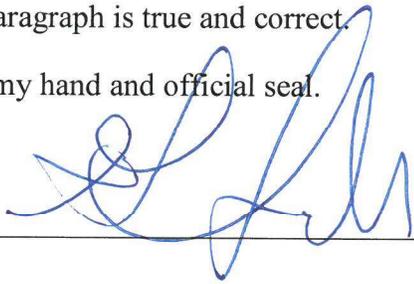
STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES) ss:

On FEBRUARY 7, 2026, before me, GARY LUBIN, Notary Public
(insert name and title of the officer)

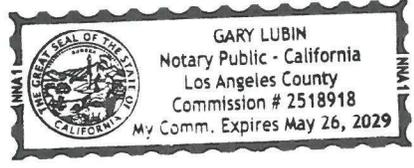
personally appeared Edward M. Czucker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(Seal)



ASSIGNEE:

KILLER SHRIMP MARINA DEL REY, LP, a California limited partnership

By: *[Signature]*
Name: Kevin Michaels
Its:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Ventura) ss:

On 2/4, 2026, before me, Ami Bains, Notary Public
(insert name and title of the officer)

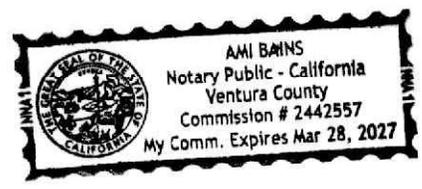
personally appeared Kevin Michaels, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Ami Bains*

(Seal)



ACKNOWLEDGMENT AND CONSENT

The undersigned is the duly authorized representative of the County of Los Angeles (“County”), lessor under the Lease, and on behalf of the County hereby consents to the assignment of said Lease by Legado Marina, LLC, a Delaware limited liability company, as Assignor, and the assumption of the Lease by Killer Shrimp Marina del Rey, LP, a California limited partnership, as Assignee, as contained in the attached Assignment. The County's consent to the Assignment is subject to the following express conditions:

- A. This Acknowledgment and Consent shall be null and void and of no further force or effect, until and unless the Assignment is complete and irrevocable in all respects within five (5) business days after the date of execution on behalf of the County of this Acknowledgment and Consent.
- B. Except as provided in Section C herein, this Acknowledgment and Consent is contingent upon the Assignee's assumption and agreement to perform all obligations past, present and future, created by the terms, covenants, and conditions of said Lease on the part of the lessee therein named to be performed, as set forth in the attached Assignment, and as otherwise required under the Lease.
- C. Assignor has caused to be delivered to Assignee and County a written schedule of all sums due and owing to the County from the Assignor, which shall be attached hereto as Schedule A prior to execution by the County. Assignor acknowledges the sums due and owing to County and accepts responsibility for payment of such sums directly to the County.
- D. Assignee shall cause to be paid to the County an Assignment Fee of \$120,000 paid in monthly installments of \$10,000 per month for twelve months commencing upon the date of the Assignment.
- E. This Assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon Assignee, whether or not Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for otherwise purposes to affect the Assignment, and whether or not in such event any party thereto alleges, claims, or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement.
- F. The Assignee shall not make further assignments or sublease of the Lease, nor any portion thereof, without the written consent of County as lessor having first been obtained thereto in accordance with, and to the extent required by, the provision of Section 22 of the Lease.
- G. Assignor acknowledges and agrees that County shall retain the security deposit held under this Lease, and County shall have no obligation to return or refund the security deposit to Assignor. Assignor and Assignee shall be solely responsible for arranging any reimbursement between themselves, and County shall have no

liability with respect to such matters.

Notwithstanding such consent by the County of Los Angeles, any underperformed ongoing obligation of the lessee under the Lease will constitute a default under such Lease if not performed in accordance with the provisions of such Lease and this Consent is expressly conditioned upon Assignee's assumption of all of Assignor's obligations under the Lease, as contained in the attached Assignment.

Further, by execution of this Acknowledgement and Consent, the undersigned acknowledges that Assignor shall be released of all liability arising due to actions or omissions of Assignee on or after the "Effective Date" as defined in the Assignment.

LESSOR:

COUNTY OF LOS ANGELES:

By: _____
Name: Gary Jones
Its: Director of Department of Beaches and
Harbors

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 2026, before me, _____, Notary Public
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(Seal)

EXHIBIT A

LEGAL DESCRIPTION

Marina Del Rey

THE LAND SITUATED IN THE UNINCORPORATED AREA OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

Parcels 490 to 493 inclusive, and 537 to 541 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 County Recorder of said county.

Excepting therefrom that portion thereof which lies within the following described boundaries:

Beginning at a point in the southerly line of said Parcel 541 distant North 85°59'32" East thereon 145.00 feet from the southwesterly corner of said last mentioned parcel; thence North 4°00'28" West to the northwesterly line of said last mentioned parcel; thence northeasterly and easterly along said northwesterly line and the northerly line of said last mentioned parcel to the center line of that certain 20 foot easement for fire access, storm drain and harbor utilities purposes, in said Parcels 537 and 540, as said center line is shown on said map; thence northerly along said center line to the northwesterly line of said Parcel 537: thence northeasterly along said last mentioned northwesterly line to the northeasterly corner of said last mentioned parcel: thence southerly along the easterly lines of said Parcels 537, 540 and 541 to the southeasterly corner of said Parcel 541: thence westerly along the southerly line of said last mentioned parcel to the point of beginning.

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

APNS: 8940-370-048 and 4224-004-900



Caring for Our Coast

◆ ◆ ◆
Gary Jones
Director

Amy M. Caves
Chief Deputy Director

LaTayvius R. Albery
Deputy Director

Warren Ontiveros
Deputy Director

February 11, 2026

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director

SUBJECT: ITEM 8 – ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

No items relating to Marina del Rey were heard by the Board of Supervisors for the month of January 2026.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the January 2026 Regional Planning Commission agendas.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the January 2026 California Coastal Commission agenda.

REDEVELOPMENT PROJECT STATUS REPORT

The updated "Marina del Rey Redevelopment Projects Report" is attached.

DESIGN CONTROL BOARD MINUTES

The November 2025 meeting was cancelled and the minutes from the December 17, 2025, meeting are pending.

MARINA DEL REY SLIP REPORT

In November 2025, the overall vacancy rate across all anchorages in Marina del Rey stood at 7.3%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 5.9%. The vacancy data by anchorage and slip length are provided in the attached document.

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. A report of the percentage of each size category as a percentage of all available slips in the Marina is attached.



ILLEGAL BOAT CHARTER ENFORCEMENT

DBH Code Enforcement Unit continues to monitor and deter illegal charter boat activities at the public launch ramp and Chace Park docks. The County Sheriff's Marina del Rey station and the US Coast Guard have an enforcement program for charter boat activities in Marina del Rey. Members of the public are encouraged to report illegal boat charters to the Harbor Master at (310) 482-6000 and USCG at (310) 521-3770 or SECLALB@uscg.mil, or to DBH at info@bh.lacounty.gov. (Stays the same)

GJ:AC:IBP:gb

Marina del Rey Slip Vacancy Report

	Nov-25			17-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC																							
P1																						1	5	20.0%	1	5	20.0%		
P7	2	8	25.0%	20	80	25.0%	6	44	13.6%	1	42	2.4%		12	0.0%		7	0.0%	2	21	9.5%	31	214	14.5%					
P8		15	0.0%		48	0.0%	6	82	7.3%		38	0.0%		16	0.0%	1	7	14.3%		1	0.0%	7	207	3.4%					
P10		9	0%	16	85	19%	3	44	7%	2	22	9%										21	160	13.1%					
P12							9	30	30.0%	8	53	15.1%	6	58	10.3%	8	44	18.2%	3	31	9.7%	34	216	15.7%					
P13					3	0.0%		33	0.0%		70	0.0%	1	36	2.8%	2	36	5.6%		8	0.0%	3	186	1.6%					
P15	9	113	8.0%	3	40	7.5%	2	59	3.4%		11	0.0%										14	223	6.3%					
P18	12	198	6.1%	4	68	5.9%		41	0.0%		39	0.0%		26	0.0%	1	18	5.6%	1	34	2.9%	18	424	4.2%					
P20		42	0.0%		59	0.0%	2	21	9.5%		9	0.0%		8	0.0%							2	139	1.4%					
P21	17	121	14.0%	1	51	2.0%					10	0.0%										18	182	9.9%					
P28		9	0.0%	2	121	1.7%	1	54	1.9%	1	22	4.5%	2	68	2.9%	2	24	8.3%		1	0.0%	8	299	2.7%					
P30	1	8	12.5%	5	70	7.1%	3	51	5.9%		33	0.0%	1	26	3.8%		52	0.0%	1	55	1.8%	11	295	3.7%					
P41	7	90	7.8%	1	24	4.2%	1	34	2.9%													9	148	6.1%					
P43					5	0.0%	4	63	6.3%	7	48	14.6%	23	69	33.3%	5	37	13.5%		36	0.0%	39	258	15.1%					
P44		14	0.0%		66	0.0%	4	39	10.3%					10	0.0%		7	0.0%	1	4	25.0%	5	140	3.6%					
A47	13	96	13.5%	4	77	5.2%	4	28	14.3%	4	28	14.3%	1	10	10.0%		1	0.0%		3		26	243	10.7%					
P53	2	23	8.7%		28	0.0%		35	0.0%		21	0.0%										2	107	1.9%					
P54					2	0.0%				2	26	7.7%		6	0.0%		7	0.0%		14	0.0%	2	55	3.6%					
P111		20	0.0%	1	27	3.7%		2	0.0%		15	0.0%					8	0.0%	2	39	5.1%	3	111	2.7%					
P112	9	100	9.0%				1	11	9.1%		24	0.0%								40	0.0%	10	175	5.7%					
P125I	1	24	4.2%	6	48	12.5%	7	93	7.5%	7	50	14.0%	2	27	7.4%	2	17	11.8%		18	0.0%	25	277	9.0%					
P132	3	29	10.3%		3	0.0%	7	68	10.3%	1	58	1.7%	5	45	11.1%	1	39	2.6%	2	20	10.0%	19	262	7.3%					
Total	76	919	8.3%	63	905	7.0%	60	832	7.2%	33	619	5.3%	41	417	9.8%	22	304	7.2%	13	330	3.9%	308	4326	7.1%	0	4326			

Summation

Vacancy in 17'-25'	8.3%
Vacancy in 26'-30'	7.0%
Vacancy in 31'-35'	7.2%
Vacancy in 36'-40'	5.3%
Vacancy in 41'-45'	9.8%
Vacancy in 46' to 50'	7.2%
Vacancy in 51' and over	3.9%

Overall Vacancy	7.1%
Vacancy w/o DOUBLES, OUT OF SERVICE slips	5.7%

Nov-25

	Under Construction	Net Available	TOTAL Mdr	% of TOTAL	CDP MIN THRESHOLD
25' & Less					
Number of Slips	0	919	4326	21%	16%
26'-30'					
Number of Slips	0	907	4326	21%	19%
30'-35'					
Number of Slips	0	1584	4326	37%	18%