



"To enrich lives through effective and caring service"

SMALL CRAFT HARBOR COMMISSION

AGENDA
APRIL 11, 2007
9:30 a.m.

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



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

1. Call to Order and Pledge of Allegiance
2. Approval of Minutes: Meeting of March 14, 2007
3. **REGULAR REPORTS**
 - a. Marina Sheriff (DISCUSS REPORTS)
 - Crime Statistics
 - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance
 - b. Marina del Rey and Beach Special Events (DISCUSS REPORT)
 - c. Marina del Rey Convention and Visitors Bureau (PRESENTATION BY BEVERLY MOORE, EXECUTIVE DIRECTOR OF MdR CVB)
4. **OLD BUSINESS**
 - a. Panay Way Marina Boat Slip Eviction of Ruben Cardona (DISCUSSION)
(continued from March 14, 2007)
 - b. Live-Aboard Bill of Rights Review By County Counsel (DISCUSS REPORT)
(continued from March 14, 2007)
5. **NEW BUSINESS**
 - a. None

6. **STAFF REPORTS** (DISCUSS REPORT)

a. Ongoing Activities

- Board Actions on Items Relating to Marina del Rey
- Local Coastal Program Periodic Review – Update
- Status of Dredging Project
- Design Control Board Minutes
- Strategic Planning Process for Marina del Rey

b. Response to Public Inquiries (DISCUSS REPORT)

- Parcel 20 (Capri Apartments) Affordable Housing -
Parking Charges and Rent Increases

7. **COMMUNICATION FROM THE PUBLIC**

8. **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

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**SMALL CRAFT HARBOR COMMISSION
MINUTES
MARCH 14, 2007**

Commissioners

Searcy Harley, Chairman; Russ Lesser, Vice-Chairman; Albert Landini, Ed.D. Christopher Chuang-I Lin, Ph.D.; Vanessa Delgado, MPA

Department of Beaches and Harbors

Stan Wisniewski, Director

Also Present

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Captain Mary Campbell, Sheriff's Department; Sgt. Michael Carriles, Sheriff's Department; Deputy John Rochford, Sheriff's Department

1. CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE

Chairman Searcy called the meeting to order at 9:35 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

2. APPROVAL OF MINUTES

Chairman Searcy moved and Commissioner Delgado second a motion to approve and discuss the February 14, 2007 minutes. The motion passed unanimously.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Nancy Marino stated there were errors to her comments from the February 14, 2007 minutes. She stated her public comment on Page 2 should read, "alternate forms of transportation such as the waterbus and shuttle only run from Memorial Day to Labor Day. On Page 3 should read, "200 people were at the prior DCB meeting but were not given adequate time for discussion" and on Page 5 which states, "The lessees want and believe what will streamline the approvals process....of the MdR's Master Plan. The Lessees feel...participation and review." Ms. Marino said wanted these comments removed and replaced with, "it is the County's obligation verses the Lessees to bring the Master Plan to public attention to allow public participation and review." She stated she was not speaking for Lessees, but was speaking on behalf of many groups who have expressed the idea that they would like to know what is going on because they don't think there was a Master Plan.

Mr. Doug Ring faxed documentation to correct an error from the February 14, 2007 minutes. On page two, paragraph four which says, "He stated any liveaboard tenant of his could apply for a slip, but there is guarantee." Mr. Ring wrote that it should read, "He stated any liveaboard tenant of his could apply for a slip, but there is no guarantee."

Chairman Searcy moved and Commissioner Delgado second a motion to approve the corrections for the February 14, 2007 minutes. The motion passed unanimously.

3. REGULAR REPORTS

a. Marina Sheriff – Crime Statistics

Sgt. Carriles stated vehicle and bicycle thefts have decreased since arrests have been made. There have been no boat burglaries or boat thefts. He stated thefts from vehicles are not occurring from break-ins, but from items in plain view and has informed Lessees and apartment managers to notify their tenants.

--- **Enforcement of Seaworthy & Liveboard Sections of the Harbor Ordinance**

Sgt. Rochford stated there were fifteen liveboard permits issued in February. No notices to comply were issued, but would be posted at the end of March. The total reported docked vessels are 4,416 and 7.7%-registered vessels.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Carla Andrus apologized because she was unable to review this information and would like it discussed at the next meeting. She stated when the numbers are reviewed it would prove that tenants with smaller boats are being evicted and that new liveboards have larger boats. She commented that if this were reviewed closely it would show how smaller boats are being displaced and evicted.

b. Marina del Rey and Beach Special Events

Mr. Wisniewski discussed the upcoming events in MdR, which was submitted and discussed at the meeting.

c. Marina del Rey Convention and Visitors Bureau

Ms. Beverly Moore reported that the MdR Convention and Visitors Bureau publishes quarterly the Hospitality News for Travel and Trade, which focuses toward group and meeting planners. She said the Bureau has added tripadvisor.com, wikitravel.com and world66.com to the website to inform residents and visitors about activities occurring in the Marina and that it is monitored regularly for compliance. She commented that during the last several years, bus service has decreased in MdR. The Culver City, Santa Monica and MTA bus lines have substantial routing and scheduling problems. She stated the Culver City bus services Fisherman's Village, only travels two blocks in the Marina, doesn't operate on Sundays and doesn't connect from Fisherman's Village to Mother's Beach. She stated riders would have to switch to the Blue Bus, which comes every hour and ends at Venice Pier. She commented that this shows a lack of coordination between the three bus lines and that a group was formed to discuss and identify these problems for improved bus services.

4. OLD BUSINESS

a. Panay Way Marina Boat Slip Eviction of Ruben Cardona

Mr. Sherman Gardner commented that the word eviction was an incorrect term to use in this particular case and that it is not in their nature to evict any one or send anyone away. He explained that they have been in business for a very long time and only evicted few people if any at all. He stated in this particular case they were rehabbing the Marina in phases, which took approximately twelve months. During the process, Mr. Cardona informed them that he was relocating to King Harbor, where he is a member. Mr. Gardner stated staff bent over backwards to find Mr. Cardona a slip and extended the period of time in which he was staying elsewhere. He stated he was not aware that Mr. Cardona was evicted and it was not because of rehabbing the Marina they don't do that. Notices are sent out to tenants informing them of the plan for those who are in good standing and have been good residents for a long period of time.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Mr. Donald Klein explained that he was a tenant at Dolphin Marina in the past and received an eviction notice, as well as others. He asked Dockmaster Ispas why he was being evicted and was told that he didn't have to give him a reason. He stated he would like to see that all of Mr. Gardner's statements be verified. This would show that there were quite a few evictions.

Ms. Carla Andrus commented that past minutes should be reviewed because this is an ongoing process. She stated Mr. Cardona wanted to stay in the Marina to be near his mother, place of employment and was not a member of King Harbor but had no other options. He contacted POWER because he felt his eviction was unfair and does not know what this is about. Because he had no rent issues and was a good tenant and neighbor. She commented that she was glad to hear he was not being welcomed back due to violations.

Ms. Nancy Marino stated at the February 14, 2007 meeting Commissioners requested for the Lessee to return because they had intimated that Mr. Cardona had been evicted for cause. She commented that the statement made sounded like a bald face lie and does not think both statements could be true.

Commissioner Landini stated that Mr. Gardner did not say why he did not or was not inviting Mr. Cardona back and that a statement should be submitted.

Commissioner Lesser and Commissioner Landini asked Mr. Gardner if Mr. Cardona wanted to return now would he be welcomed back.

Mr. Gardner stated anyone is welcomed to apply. He is more than welcomed to submit an application, but he doesn't have all the details as to why Mr. Cardona was not asked to return.

Commissioner Lesser stated the Commission wants details and if he applied would there be any reason he would not be accepted assuming there is space.

Mr. Gardner stated that he would be happy to have the Dockmaster submit his itinerary as to what took place in the Marina to the Commission.

Chairman Searcy asked that the Dockmaster come forward to explain with more details.

Mr. Horia Ispas, Dockmaster for Panay Way Marina Harbor stated he would be happy to submit in writing the whole itinerary, including issues relating to Mr. Cardona's tenancy to notices that were served. He stated he would have this information within a week.

Chairman Searcy commented that this information would be shared with the public and requested that he attend the next meeting with or without Mr. Gardner and if Mr. Cardona is available to attend as well.

b. Liveaboard Bill of Rights Review By County Counsel

Chairman Searcy approved to continue this item at the April 11, 2007 meeting at the request of Mr. Jun Yang representative of POWER.

5. NEW BUSINESS

- a. **Appointment of a Member and Alternate to the Marina del Rey Convention and Visitors Bureau Board of Directors for 2007**

Chairman Searcy moved and Commissioner Delgado second a motion to appoint Commissioner Landini as Alternate Member Board of Directors and Commissioner Lesser as Member to the MdR Convention and Visitors Bureau Board of Directors for 2007. The motion passed unanimously.

b. Traffic Mitigation Measures Within Marina del Rey – Quarterly Report

Mr. Barry Kurtz discussed the completed, proposed and under construction transportation projects in MdR. He stated the Board approved the MdR Summer Shuttle Pilot Program in partnership with Playa Vista for expansion in 2007. The Traffic Mitigation Measures Within MdR Report and Summer Shuttle Pilot Program was submitted and discussed at the meeting.

Commissioner Landini stated he was pleased with the clarity of the report and maps and suggested the Argonaut publish this for the public's view. He asked for an overview of Proposed Project Item One.

Mr. Kurtz stated the project completion date is scheduled for 2007 and has been submitted by Public Works for the 2007 call for projects. If approved for funding the designing process will start and if not Public Works will look for other funding alternatives or it will be postponed. The EIR/EIS process will continue, but Project 2 and 4 were not submitted in the call for projects.

Commissioner Delgado asked if these improvements were related to projects or the master plan or is this specific to proposals from Public Works.

Mr. Kurtz stated that Proposed Project Item 1 was envisioned to improve circulation in the Marina. It was considered a Regional Transportation Improvement that would mitigate development that has already occurred in the City and County of Los Angeles, which 98% of the developments has occurred in Los Angeles and Culver City. He stated Item 2 was a LCP requirement that Admiralty Way be improved to handle the traffic generated by redevelopment in the Marina and development in the adjacent jurisdiction of the City of Los Angeles. Lastly, he stated Item 3 was also in the LCP, which would mitigate more development in the City of Los Angeles than in the Marina because this route is used by bike path traffic.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Nancy Marino stated Item 5 of the Proposed Transportation Improvements is being done without public notice or hearings. She stated she received information that it was a mitigation measure for the Del Rey Shores Project and that the public has adequate time for input on this project. She disagreed because residents who live 100 feet from Parcels of Del Rey Shores only noticed it. She stated she and other residents did not receive notice regarding this project and did not know this type of mitigation was being offered for this project. On Item 8 she commented that it might be a good idea to widen the lanes, alternate transportation for efficiency, paint the waterside bike lane on Admiralty Way and included that a bike lane is needed in the residential area of Via Marina, because it is dangerous. She said Item 16 states the LCP requires an internal MdR Shuttle System and thinks this program is inadequate and does not take into account the huge residential population that already exists or planned for some of the larger developments that are going into MdR.

Ms. Helen Garrett stated a Shuttle System is needed in MdR because older people are losing their ability to drive and without transportation are forced to move. She commented that there are discussions relating to new apartment structures being built to improve and mitigate traffic, but there is no discussion about mitigating the lives of people. She asked the Commission to consider a shuttle system, which they are entitled to and want.

Mr. Kurtz commented on statements given by Ms. Marino. He said the Palawan Way/Washington Street Proposed Improvement traffic signal was mentioned in the EIR with other projects that needed mitigation for developments such as Del Rey Shores and Admiralty Apartments. He stated that on the Fiji Way Bike Lane Project only one side of the street is wide enough to ride a bike lane and that is why Fiji Way is being widened and if a bike lane is only on one side it will encourage people to ride the wrong way. He explained that a shuttle is wanted and needed in MdR and has been worked on for years. There was a shuttle operated by LADOT that failed due to lack of riders, but wasn't operated throughout MdR. In the past, meetings were formed with MTA and Public Works Transit to discuss a shuttle service. It was agreed not feasible due to the demand for riders during peak hours, which was not there. In 2003 and 2007, MTA again denied funding:

Commissioner Lesser commented that most beaches have dial-a-rides and are cost effective. Shuttle systems allow people to get around who are unable to drive, but it seems that there is no demand with a population this size to justify a Shuttle system.

Mr. Kurtz agreed a Shuttle is needed. He said a meeting was held with Playa Vista to set up a demand responsive system to serve MdR, Fox Hills, Howard Hughes Center and LMU. It is scheduled to open in 2010, will be free during peak hours and considered a requirement for Playa Vista Development by the City and County of Los Angeles to have an expanded shuttle. The County would like to piggyback on that shuttle and have it full time through the Marina and will not be satisfied with the demand responsive system. He stated the problem with a ten minute fixed route is driving around MdR and to have enough buses to do that it cost approximately \$500,000 a year, which is not the initial main cost. The main cost is the ongoing maintenance to pay bus drivers and a steady source of income. He stated Playa Vista is paying this with their monthly residence fees and an ongoing source of funds is needed that would serve a fixed route Shuttle system through MdR.

Chairman Searcy stated this was an issue and suggested that each Commissioner discuss this with their appointing authorities and to watch it closely.

Mr. Wisniewski stated the Department is committed to the dial a ride or internal Shuttle system with surrounding neighborhoods.

Commissioner Lin said people tend to focus primarily on expanding freeways instead of the public system. This is a County Wide problem and our mentality needs to change and use public transportation to help mitigate traffic.

c. Approval of Option for Lease to Facilitate Redevelopment – Parcels 52R & GG (Boat Central) – Marina del Rey

Mr. Wisniewski stated that the Department has completed a RFP Process for Parcels 52R & GG. Parcel 52R is currently a public parking lot used frequently for guest of fishing and charter vessels. Parking will be in the new Fisherman's Village project. Parcel GG consist of the Sherriff's boat ride facility, a black and white auto repair facility, five office trailers for staff, boat slips used by DBH and the Sheriff's Dept. The proposal is to replace or move these facilities offsite. The Sheriff's boat ride facility will remain onsite as well as the boat slips for DBH. It would be replaced with a Dry Stack Storage Facility that will be approximately 47,000 sq. ft., 70 ft. high and will extend out partially over the water 97 ft. on the Westside and 45 ft. on the Eastside of the facility. It will accommodate between 346-367 dry storage boats and 28 boat trailers. There will be outside storage for 30 Mast-Up sailboats and no less than 131 on-site parking spaces.

He stated the intent is to move the facilities that currently exist on Parcel 77, which is adjacent to Chace Park. The Departments option is to purchase in order to expand Burton Chace Park.

There will be sufficient storage capacity in this new project to meet the needs of those that are at Parcel 77. There is a boat repair facility on Parcel 77 and there will be a new boat repair operation at the new project. He stated there would not be a net loss for the boat repair facility. It was important to maintain the small boat repair facility because commercial boat repair yards have higher overhead and are costly. He stated the estimated balance received from Parcel 52 is approximately \$24,000 a year and \$0 from Parcel GG. The \$24,000 will increase to approximately \$340,000 a year in County rent. The Dry Storage Facility will require a LCP Amendment to move and facilitate the construction and believes that at Parcel 52/GG there is currently a designation for a public building and intends this to be DBH Administration Building, but will continue to look at other sites in MdR. Does not want to relocate there, because it is an ideal site for Dry Stack Storage. It is in a commercial area, next to two boat repair yards, next to our Departments launch ramp and is a boater friendly environment.

Mr. Wisniewski stated he thinks this is the only place in MdR a facility of this type could be. It would be a new 60-year lease, which would incorporate the Departments Fair Market Value provisions. The Department has an appraisal that confirms that the deal negotiated represents Fair Market Rental Return to the County. He summarized in the Draft Board Letter an extensive detailed description of all the terms, as well as in the Option Agreement. Mr. Wisniewski requested that the Commission endorse the Departments recommendation to the Board of Supervisors to execute this option. He explained that it does extend out over the water and has reason to believe the California Coastal Commission will approve this project. He stated the Board of Supervisors and the Design Control Board would review this and is scheduled on their agenda this month. Following this meeting the Regional Planning Department and the California Coastal Commission would also review it, because a LCP Amendment is required.

Chairman Searcy asked when the next public meeting would be held with the Board of Supervisors.

Mr. Wisniewski stated the DCB meeting would be held at Burton Chace Park on March 15, 2007 at 2:00pm. He commented that the design would be available for viewing, pictures would be presented an extensive presentation would be given focusing on the DCB's responsibility and included that a discussion would be given on the LCP Amendment Requirement Over the Water Component. He stated the Department has worked diligently with the proposer to pull it back as much as possible from over the water, which in the past extended further. He said it maximizes Dry Storage as well as the number of boat slips that would be available for pulling boats out of storage and into the water ready for the clients to use for recreational purposes. He stated Mr. Greg Schem is an opponent of this project and would possibly continue to oppose this project. He said he has met with him as well as the proposer to reach an accommodation, which could not be done. Lastly, he stated the Harbormaster has looked at this project and senses that it would be safe and not interfere with the Boat Launch Ramp activity.

Commissioner Landini asked Mr. Wisniewski why extend over the water.

Mr. Wisniewski stated to maximize the amount of storage as well as to employ new technology, which is an actual crane that is built into the system. It will crane the vessels out over the water and put them into the water rather than using forklifts. He stated Burton Chace Park is across the water from this project and did not want the noise of forklifts emanating into Burton Chace Park and wanted something State of the Art. He stated this is not the first time this type of facility has been built in the United States and that the proposer was present to provide any additional background.

Commissioner Landini asked how long is the option.

Mr. Wisniewski stated he did not recall but would answer after public comment.

Commissioner Lesser asked what is the current net change in storage facility and what is being replaced in dry storage.

Mr. Wisniewski stated it is approximately 140, which is more storage and the option is for eighteen months with the ability to extend for another six or twelve months.

Commissioner Landini asked would it affect the option if the DCB changed the terms to their recommendations before submitting it to the Regional Planning Commission.

Mr. Wisniewski stated it does not affect the option and the DCB will review this project again. It will first go through a conceptual review and approval and when it has its entitlements will go back to the DCB for architectural considerations.

Commissioner Landini asked Mr. Wisniewski to explain how he reached the Fair Market Value of the Lease Agreement and is a fair return of the property being received.

Mr. Wisniewski stated MAI Appraisers are hired to ensure that the Department is getting market value. The Department reviews rents at other facilities, square footage and rent on the land in which the Department is deciding to purchase. The Department usually exceeds Fair Market Rental Return that is an appraisal process as well as an economic process. He stated that the Department also uses an Economic Consultant to guide and negotiate the deal, look at the profit to the Lessee, return on value to the County and existing comparables. The Department holds the Lessees fees to the prior as much as possible to prevent drying the project and try to provide the minimum return that they will build at. Lastly, he stated the Department goes to a MAI Appraiser to validate what the Economic Consultant that has guided the Department in the negotiations.

Commissioner Lin asked if it is a Sub-Lease or a Lessee who will exercise the option.

Mr. Wisniewski said no the proposer is the perspective Lessee. He is not currently a Lessee in MdR. He is new and can't assign that right without County approval.

Chairman Searcy asked if there are boat facilities elsewhere.

Mr. Wisniewski stated he would like the proposer to address that information.

Mr. Tom Hogan Principal of Pacific Marina Development stated he is one of the partners along with Almar Marinas that are the proposers of this site. Almar has approximately 15 Marinas and 4500 slips in their portfolio. He stated they are a Marina company, developer, operator and manager and has been in the business well over 30 years.

Chairman Searcy asked what development is closest to this location.

Mr. Hogan stated right now they are managing and running a contracted purchase of the MdR Hotel facility for approximately one year and most of these properties are in California. He stated Almar does manage one facility in Hawaii and until July 2006 managed the Caba San Lucas Marina, which was sold in July. He added that the majority of properties are in California.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Mr. Greg Schem stated he is the Lessee of Parcel 53 and agreed with Mr. Wisniewski that the Marina needs a Dry Stack Facility, but strongly objects and opposes to the applicants proposal for three major reasons: (1) it over develops Parcel 53 far in excess then what should be built there, (2) the project is built 100 ft. out over the water, and (3) the project is unfeasible because it violates the County's own design and guidelines set forth in the LCP. He said Basin H is the

busiest basin in MdR. He stated as Mr. Wisniewski pointed out this is the only public launching ramp and on a typical summer weekend this basin is intense with an additional 300 – 400 boats. It is dangerous and creates a chaotic environment in this area. The County should do a study of the congestion of Basin H to see if this is the appropriate size for development. He stated he understands maximizing revenue, building size and going as far out as the creative precedent building 100 feet out over the water. The building is 70 feet high, 85 feet above average site height level, and people in his slip will be looking out at a building towering over the water. The boat structure is a negative impact, it eliminates Mast-Up Boat Storage at Parcel 77 and estimates over 100 sailboats, which cannot use this facility and should be eliminated. In terms of entitlements the proposed project is inconsistent with the LCP. It violates Section 3C of the Specification and Minimum Standards of Architectural Treatment and Construction, which is incorporated in the LCP. The section states no structure can be built out over the water. These standards have been consistently applied throughout the Marina and would render this project unfeasible if applied to the design. He stated the site for this project, as he understood is public facility zoning, which does not permit this type of facility and is going to be very difficult to get this type of entitlement. He stated the project is too big, too tall, and too expensive. He commented that the proposed developer has an excellent reputation and would do a fine job in the Marina, but the project is too big. He stated time is being wasted chasing a project, which requires a major LCP Amendment and is inconsistent with the County's own design guidelines. He asked the Commission to overturn this project to be redesigned so that it would be in compliance with all applicable zoning and LCP requirements.

Mr. Wisniewski stated he made an error regarding Parcel 77. The Dry Storage space now is approximately 219 and for this project would be approximately 346-367 spaces. He stated the Department is very sensitive about Mast-Up Storage and to his understanding there will not be any spaces that won't be accommodated in the 30 on the proposed project. He explained that staff counted 19 on Parcel 77 and doesn't recall having more than 30 in quite some time. The Department would only consider going out over the water for this recreational boating facility and this is the only facility that would get permission to build out over the water. He commented that Mr. Schem has the adjacent leasehold and was one of the proposers, but was not selected. Lastly, Mr. Wisniewski stated he understood his motivation and appreciated him for being at the meeting to provide his comments. But the Department has worked with the California Coastal Commission staff and believes this project will ultimately be approved.

Ms. Nancy Marino commented that if developments are allowed to go out over the water, it is sure that others would also in the future. That is why this project is another prime example why it is so imperative to have a master plan. She stated if the County signed the Lease Option they would be obligated to certain performance and be obligated to sign the lease for this project before Beaches and Harbors has found itself a home. She commented that the LCP states this is Beaches and Harbors home and this is where it is designated to be. She asked what is the Fair Market Value of recreational land, because she doesn't think this is simply a financial decision that needs to be made, but that other aspects have not been carefully considered or integrated. She urged the Commission to give unanimous recommendation against signing this lease.

Ms. Marino continued by stating parking for this project will call for 376 to 397 boats and yet only 131 parking spaces are being provided. She asked where are people going to park on summer weekends. Only 1/3 of the people will have a place to park to access their boats. Public parking on Parcel 52R must be replaced as part of the redevelopment plan for Fisherman's Village and the County will relocate its landside uses to alternate facilities. She included that the LCP requires that all parking for private developments be included onsite so if they are looking to find overflow parking should look some other place. She stated that the California Coastal Commission has recommended that all of the Amendments be done at one time. The public is demanding that if the County wants to do a project that violates the existing LCP they